



CITY OF MOUNTAIN VIEW

# General Plan 1990

INSTITUTE OF GOVERNMENTAL  
STUDIES LIBRARY

MAY 3 1993

UNIVERSITY OF CALIFORNIA

## Housing Element

Adopted October 16, 1990



Digitized by the Internet Archive  
in 2025 with funding from  
State of California and California State Library

<https://archive.org/details/C124909331>



# Table of Contents

Page

<b>PART I. INTRODUCTION AND DATA ANALYSIS</b>	<b>1</b>
1. GUIDELINES FOR PREPARING HOUSING ELEMENTS .....	3
2. HOW THIS HOUSING ELEMENT IS ORGANIZED .....	3
3. MAJOR THEMES .....	4
4. PUBLIC PARTICIPATION .....	4
5. ACCOMPLISHMENTS OF THE 1982 HOUSING ELEMENT .....	5
Policy A: Expanded opportunities for New Construction.....	6
Policy B: Density and Family Housing .....	6
Policy C: Home Ownership and Rental Housing .....	7
Policy D: Nondiscrimination .....	7
Policy E: Tenant/Landlord Relations.....	7
Policy F: Low- and Moderate-Income Housing .....	8
Policy G: Housing Cost.....	8
Policy H: Housing Conservation .....	8
Policy I: Neighborhood Design .....	9
Policy J: Neighborhood Improvement .....	9
Policy K: Participation .....	10
6. AREAS WHERE FURTHER PROGRESS IS NEEDED .....	10
Minimum Density for Multi-family Development .....	10
"Second Dwelling" Unit Ordinance .....	11
Landbanking .....	11
7. EXISTING NEED .....	11
Level of Payment Compared to Ability to Pay .....	11
Cost of Housing .....	11
Household Incomes .....	12
Special Needs.....	16
Elderly .....	16
Handicapped Households .....	16
Large Families.....	17
Farmworkers .....	18
Female-headed Households .....	18
Homelessness.....	18
Transitional Housing .....	19
Emergency Shelters .....	20
Single Room Occupancy Hotels .....	20
Public Employees .....	21
Subsidized Units at Risk .....	21





<b>8. HOUSING CONDITION .....</b>	<b>24</b>
Rehabilitation and Replacement .....	26
Overcrowding .....	27
<b>9. PROJECTED NEED FOR NEW CONSTRUCTION .....</b>	<b>28</b>
Analysis of Population Trends .....	28
Analysis of Employment Trends .....	30
Character of Employment .....	30
Employment Growth .....	31
Share of Region's Housing Needs .....	31
<b>10. LAND INVENTORY .....</b>	<b>32</b>
Vacant Sites .....	32
Potential Redevelopment Sites .....	32
Sites for Specific Housing Types .....	32
Manufactured Housing .....	33
Housing for the Elderly and Disabled .....	33
Rezoning .....	33
<b>11. GOVERNMENTAL CONSTRAINTS .....</b>	<b>34</b>
Availability and Cost of Public Facilities .....	34
Land Use Controls .....	34
Codes and Enforcement .....	34
Building Codes .....	34
Zoning .....	35
Townhouse Design Guidelines .....	35
Parking .....	35
Substandard Lots .....	36
Fees and Other Exactions .....	36
Local Processing and Permit Procedures .....	36
On- and Off-Site Improvements .....	37
Park Land Dedication Fees .....	37
<b>12. NON-GOVERNMENTAL CONSTRAINTS .....</b>	<b>38</b>
Cost of Housing Construction .....	38
Availability of Financing .....	38
<b>13. OPPORTUNITIES FOR ENERGY CONSERVATION .....</b>	<b>39</b>

## **PART II. GOALS, POLICIES, AND PROGRAMS 41**

<b>1. HOUSING VARIETY .....</b>	<b>41</b>
<b>2. HOUSING OPPORTUNITY .....</b>	<b>47</b>
<b>3. HOUSING QUALITY .....</b>	<b>55</b>



## List of Figures

Figure 1	New Affordable Units Constructed Since 1982 .....	1
Figure 2	Housing, Population, and Jobs, 1980–1990 .....	2
Figure 3	Notice of Public Hearings .....	5
Figure 4.	Average Rents in Mountain View, 1988 .....	12
Figure 5.	Lower-Income Households Overpaying for Housing, 1980 .....	13
Figure 6.	Mountain View Income Distribution, 1980 and 1990 .....	13
Figure 7.	Household Income Distribution in Mountain View, 1980 .....	14
Figure 8.	Income and Housing Cost Trends, 1970–1990 .....	14
Figure 9.	Affordable Rents in Mountain View, 1988 .....	15
Figure 10.	Examples, Household Income Required to Qualify for a Mortgage, 1990 .....	15
Figure 11.	Subsidized Senior Housing in Mountain View .....	16
Figure 12.	Single Room Occupancy Hotels .....	20
Figure 13.	Housing Affordability for Selected Public Employees .....	21
Figure 14.	Inventory of Low Income Rental Units Subject to Termination of Federal Subsidies by the Year 2008 .....	23
Figure 15.	Tenure, 1980 and 1990 .....	25
Figure 16.	Mobile Home Parks in Mountain View .....	25
Figure 17.	Housing Units by Type and History .....	26
Figure 18.	Dwelling Unit Mix as Percent of Total, 1988 .....	27
Figure 19.	Dwelling Units by Year of Construction .....	27
Figure 20.	Housing and Growth Projections 1960–2005 .....	28
Figure 21.	Population Growth and Projections, 1960–2005 .....	28
Figure 22.	Rate of Growth: Population and Dwelling Units, 1960–2000 .....	29
Figure 23.	Distribution of Population by Age Group , 1980 and 1990 .....	29
Figure 24.	Housing Need, January 1, 1988–April 1, 1995 .....	32
Figure 25.	General Plan Residential Land Use Designations .....	34
Figure 26.	Approximate Building Permit Costs, 1990 .....	36
Figure 27.	Off-Site and Subdivision Costs, 1990 .....	37
Figure 28.	Estimated 1989 Costs per Unit for Housing in Mountain View .....	38

## Appendix

Appendix A. Tables .....	61
Table A-1. ....Zoning for New Housing	
Table A-2. ....Jobs per Employed Resident	
Table A-3. ....Potential Residential Redevelopment Sites	
Table A-4. ....New Dwelling Units and Projected Population Growth	
Table A-5. ....Vacant Land Zoned Residential	
Table A-6. ....Assisted Housing in Mountain View	
Appendix B. Housing Survey Results	
Appendix C. Glossary	
Appendix D. Guide to Housing Goals, Policies, Programs, and Implementation	



## **PART I. INTRODUCTION AND DATA ANALYSIS**

Housing is an important component of every community and in some way affects every aspect of life: It satisfies the need for basic shelter, it establishes the look and feel of our neighborhoods, and it affects the composition of our population. The kind and amount of housing we build has an enormous influence on our "quality of life," not only in Mountain View, but on the mid-peninsula. Without a diversity of housing—available where it is needed—transportation systems become overloaded as workers commute long distances to their jobs. In turn, the overall economy is adversely affected as employers find they must raise wages to attract a labor force that lives far from job centers and expects to be compensated for the time and money spent in commuting to work.

The City of Mountain View's most recent and comprehensive update of its Housing Element took place in 1982. Since then, Mountain View has achieved much and has accomplished many of the goals of the 1982 Plan. Some 2,430 housing units have been built on existing residential lots and as a result of rezoning (see Table A-4 in Appendix A), and of those, 569 are "affordable" (see definition and Figure 1, below)

---

**Affordable Housing** is that capable of being purchased or rented by a household with very low, low, or median income, based on the household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable to those households when they pay less than 30 percent of their gross monthly income (GMI) for housing, including taxes and insurance (and utilities, in rental housing). Twenty-five percent of GMI was the threshold figure in 1980.

---

**Figure 1. New Affordable Units Constructed Since 1982**

Monte Vista Terrace	1101 Grant Road	150 units
Mountain View Apartments	460 N. Shoreline	120 units
San Ramon Senior Housing	1965 San Ramon	124 units
Villa Mariposa	1500 Villa Ave.	48 units
Navy Housing	550 Moffett	126 units
<b>TOTAL</b>		<b>569 units</b>

The construction of some, but not all, of the 2,430 units resulted from the rezoning of over 370 acres of land which increased the maximum potential for housing by more than 8,783 units citywide.<sup>1</sup>

For purposes of comparing Mountain View's growth in housing units, population, and jobs since the last update of the General Plan, Figure 2 presents data from the Association of Bay Area Governments (ABAG) for 1980, 1985, and 1990.

---

<sup>1</sup> In order to present a comprehensive picture of the housing situation in Mountain View in 1990, the Housing Element has had to rely on a number of different sources of data. As a result, there may be minor inconsistencies between the totals shown in one table compared to another. For example, one table may present data on total households, another on total housing units, and still another on occupied housing units. Wherever possible, the Housing Element presents the latest possible data; however, in some cases only 1980 statistics are available.





**Figure 2. Housing, Population, and Jobs, 1980–1990<sup>2</sup>**

<b>Year</b>	<b>Households</b>	<b>Household Population</b>	<b>Jobs</b>
1980	27,950	59,727	59,279
1985	28,970	62,900	63,870
1990	30,220	64,700	68,040
<b>Increase, 1980–90</b>			
Number	2,270	4,973	8,761
Percent	8.1	8.3	14.8

In the eight years from 1982–1990, the City instituted a program to inspect the Mountain View's multi-family rental housing. It also sponsored programs to address the needs of low income homeowners, the elderly, and the handicapped. Services provided by the City now include rental mediation, neighborhood mediation, and home repair for lower-income homeowners. Throughout the eighties, the City enhanced the quality of its residential neighborhoods by supporting neighborhood organizations, neighborhood clean-up efforts, and neighborhood studies, and by adopting vehicle and storage ordinances. In March 1989, the Bay Area Council ranked Mountain View eleventh among all Bay Area cities in producing affordable housing since 1980.

The City can't rest on its laurels, however. It must now look ahead to the nineties and the beginning of the 21<sup>st</sup> century. For one thing, what has been achieved must be evaluated in light of what the City set out to do, so the City can take stock of what remains to be done. For another, community and regional conditions change. New problems arise that need new solutions.

In establishing requirements for housing elements, the State of California has recognized the potential for dramatic and unforeseen changes, the need to periodically measure what has been accomplished, and the indispensability of looking into the future. The State therefore requires cities and counties to update their housing elements every five years.

<sup>2</sup> ABAG, "Projections 90," pages 231, 233, and 235.



## **1. GUIDELINES FOR PREPARING HOUSING ELEMENTS**

The importance of having an adequate supply of housing is recognized by the citizens of Mountain View. This need has also been recognized by the State Legislature. State law is very specific concerning the preparation and content of a housing element. It is only one of two general plan elements which must be reviewed by the State for completeness and compliance with State law before adoption by the City.

The element must examine existing housing conditions, identify needs, and propose programs to meet those needs. It must work toward providing affordable housing for all persons. Section 65581 of the Government Code makes the availability of housing and the provision of affordable housing the responsibility of all local governments:

1. Local governments should recognize their responsibilities in helping to attain the State housing goal.
2. Cities and counties should prepare and implement housing elements which, along with State and Federal programs, will help achieve the State housing goal.
3. Each locality is best capable of determining the efforts it must make to attain the State housing goal.
4. Each local government must cooperate with other local governments to address regional housing needs.

The contents of this Housing Element address the requirements of State Government Code Section 65583. The format follows very specific State guidelines with respect to data to be gathered and examined and subjects to be covered. After review and certification of the draft Housing Element by the State and adoption by the City Council, the Housing Element will be summarized and incorporated into the General Plan, a complete update of which is expected to be completed early in 1991.

## **2. HOW THIS HOUSING ELEMENT IS ORGANIZED**

This first part of the Housing Element reviews the process used for public participation, evaluates the achievements of the 1982 Housing Element, and reviews the current and projected status of the housing supply. The second part, beginning on page 41, lists the City's goals, policies, and action programs, which are organized under three major subjects: *HOUSING VARIETY*, *HOUSING OPPORTUNITY*, and *HOUSING QUALITY*. The Action Programs beginning on page 42 list the bodies responsible for implementing the programs, indicate when they are to be undertaken during the five-year term of the Housing Element, and provide a "housing unit count" for affordable housing, rehabilitation, or replacement.



### **3. MAJOR THEMES**

Mountain View is its neighborhoods. The City's housing policies and programs are based on preserving and protecting its neighborhoods while, at the same time, finding ways to meet local and regional housing needs. That is, the City commits both to maintaining its neighborhoods and to finding ways to encourage the production of affordable housing, but it recognizes that one goal can constrain the other, especially since there is a shortage of suitable land for housing while an enormous demand for housing is created by the large number of jobs in the north county.

This Housing Element recommends retaining existing areas already zoned for multiple units and considering up to 525 additional acres to be rezoned for a wide range of housing types, including multi-family housing. (See Table A-3, Appendix A.) The Housing Element proposes to retain mobile homes as an important component of affordable housing by designating "exclusive use" areas for mobile home parks. In addition, the City will formulate a moderate-income first-time home-buyers program and continue to develop specific programs to preserve and enhance the character of existing neighborhoods.

### **4. PUBLIC PARTICIPATION**

Review of the 1982 General Plan has been proceeding for the past year in meetings of the Environmental Planning Commission. As part of the overall process, a General Plan workshop was held July 18, 1989, to identify issues of concern to the community. Participants included approximately 50 citizens, representatives of local businesses, members of neighborhood organizations, City Council members, Planning Commissioners, and staff from several departments. As a result, the City received a substantial amount of input for its housing program. Notice of the public workshop was provided through direct mailing to approximately 450 people, publication of a notice in the local newspaper, and an article in *The View*, the monthly newspaper published by the City and mailed to all households.

Participants in the workshop identified diversity in housing, quiet residential neighborhoods which should be preserved, and the availability of mobile home parks for seniors as qualities which should be maintained. Workshop participants were also asked what should be improved in Mountain View. Many identified as essential the improvement of older neighborhoods and older rental properties. Others pointed out the need for affordable housing, a better balance between jobs and housing, and increased opportunities for entry level, ownership housing.

The City also solicited public input through a mail-in survey published in the March, 1990, issue of *The View*. The survey (which is appended to this document) addressed a wide range of housing and neighborhood issues. In general, the 180 respondents saw the high cost of renting or owning as the most serious housing problem facing the City. (See Appendix B for survey results.)

Public hearings on the Housing Element were held before the Environmental Planning Commission on April 4 and 18, 1990; May 2, 16, and 30; and June 11 and 20. Notices of the hearing were published in *The Mercury News* on March 27, 1990, and were also mailed to all Mountain View residents via *The View*. A copy of the public hearing notice is provided below (see Figure 3).

---

**Figure 3. Notice of Public Hearings**

**City of Mountain View**

**General Plan Housing Element**

The City of Mountain View invites all citizens to join the Environmental Planning Commission (EPC) in reviewing the Draft General Plan Housing Element on Wednesday, April 4, 1990. This public hearing will begin at 7:30 p.m. in the auditorium at the Police/Fire Administration Building, 1000 Villa St. east of Shoreline Blvd. It is anticipated that there will be two or three additional public hearings at the Environmental Planning Commission. All EPC hearings are broadcast on Mountain View Cable TV, channel 27.

The main purpose of these public hearings will be to gather public comment on the analysis of housing needs in Mountain View and on possible action programs to address those housing needs. Results of last month's Housing Survey from *The View* will also be discussed. Copies of the draft Housing Element are available at the Mountain View Library and at the Planning Department at 444 Castro St. If you have questions about the Public Hearing or the Housing Element, or wish to be notified of future General Plan hearings, please contact the Planning Department at (415) 966-6306.

---

**5. ACCOMPLISHMENTS OF THE 1982 HOUSING ELEMENT**

In the 1982 General Plan, various parts of the Housing Element were integrated into the Community Development Chapter, the Residential Neighborhoods Chapter, and several Background Reports. Although the Housing Element laid the groundwork for many successful housing programs, it did not quantify every objective. As a result, the following evaluation is quantitative where possible, and qualitative where specific targets were not set.

Each of the policies in the 1982 Plan included a number of implementation statements. Below is a discussion of what has been accomplished for each of these.



## **Policy A: Expanded opportunities for New Construction**

The 1982 General Plan called for increasing housing opportunities through re-zonings, by adopting new or amended Precise Plans, and by amending commercial zoning designations to allow housing. Since 1982, the City has completed 21 zoning actions affecting 370 acres which have increased the maximum build-out potential<sup>3</sup> for new housing units by 8,783 citywide. (A more realistic assessment of the likely new residential capacity is 5,683 units, given that residential properties are rarely developed to their full allowable density. See Table A-1, Appendix A.) As of January 1, 1990, 1,322 new units had been constructed as a result of the Precise Plan and re-zoning actions.

In addition, the 1982 Plan identified a number of vacant or underutilized commercial and industrial sites as appropriate for residential development. For example, the Mora Ortega Precise Plan changed an area from industrial to residential—creating the potential for 325 new housing units—and a preapplication proposal to build 75 housing units on part of this site is currently under review. Another example is the former Pacific Press on Villa Street which was rezoned and is now occupied by a mixed-use project combining offices with 248 housing units.

The 1982 General Plan called for high-rise residential downtown and along transportation routes. Two such developments have been approved on El Camino Real near the San Antonio Shopping Center: 132 units proposed by Armax, and 266 units by Harrington-Sobrato. These projects have not been constructed yet, and are not included in the 1,322 completed units mentioned above.

Since 1982, the City has approved 11 “second dwelling” (also called “granny” or “companion”) units on single-family lots. (See Action Program 12 on page 45 for further discussion of second units.)

## **Policy B: Density and Family Housing**

The 1982 Plan called for expanded opportunities for housing suitable for families with children. This policy has been implemented through development of three-bedroom units on two former school sites (73 units at California-Ortega and 78 units at San Ramon).

Also, 183 small-lot single-family<sup>4</sup> dwellings have been constructed in Duplex or multi-family zoning districts. Of these, 46 small-lot single-family units were constructed at Camelia Park, and 65 at Sylvan Green. (This is a new building type introduced into Mountain View in 1985.)

---

<sup>3</sup> “Build-out” is the development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. *The California General Plan Glossary*, The California Planning Roundtable, 1990.

<sup>4</sup> A type of single family development permitted as a conditional use in multi-family zoning districts, typically detached, often zero-lot line, with shared driveway. These units differ from townhouses in that they are detached, and have more land area per unit, but considerably less than the usual minimum of 6,000 sq. ft. in single family districts. They are similar to townhouses in that they own some land in common with others, but they often also have title to the underlying parcel.

## **Policy C: Home Ownership and Rental Housing**

Among Bay Area cities, Mountain View is second only to San Francisco in the percentage of households who rent. Because the City already had an extremely high percentage of affordable rental housing as compared to neighboring communities and Santa Clara County as a whole, and in order to encourage a more stable, less transient population, the 1982 Plan called for increased opportunities for home ownership. Much of the new ownership housing has been developed as attached townhouses on smaller, multi-family infill parcels<sup>5</sup> or on former school sites (for example, San Ramon and Klein).

At the same time, the City protects the existing rental stock from redevelopment or conversion. The City's condominium conversion ordinance allows conversion of rental properties only if the properties are brought up to current standards, and the conversion will not result in fewer rental units city-wide than existed in 1979. In 1979, there were 15,373 apartments in Mountain View. In 1989, there were 15,814. Hence, 441 can be converted. In addition, conversion is permitted if approved by 50 percent of the tenants in the complex.

## **Policy D: Non-discrimination**

To help stamp out discrimination in housing, the City has allocated Community Development Block Grant (CDBG) funds to Mid-Peninsula Citizens for Fair Housing (MCFH) to provide fair housing services to Mountain View residents. Since 1982, Midpeninsula Coalition for Fair Housing has processed 1,688 inquiries which resulted in 577 investigations.

The City explored the possibility of an ordinance to prohibit discrimination against households with children, but such an ordinance was found to be redundant, because protection is already provided by state and federal law.

## **Policy E: Tenant/Landlord Relations**

The City contracts with the Peninsula Information and Referral Service (PAAIRS) to implement the City's Rental Housing Mediation Program. This program provides information and mediation services to help tenants and landlords resolve their disputes. PAAIRS trains mediators and manages the program. Since 1982, Mountain View mediators have responded to 9,201 inquiries, and 496 cases were mediated.

---

<sup>5</sup> "Infill" refers to the development of vacant land (usually individual lots or "left-over properties") within areas which are already largely developed. *The California General Plan Glossary*, The California Planning Roundtable, 1990.



**Policy F: Low- and Moderate-Income Housing**

There are 398 assisted family housing units and 492 assisted senior units in Mountain View. (See Figure 11, page 16.)

The City provides housing for 11 households displaced by public improvement projects. Some additional housing is available for future displacees, although eventually the City intends to use subsidies and incentives to provide low cost replacement housing through the private market.

Mountain View's nine mobile home parks contain 1,175 housing units. (See Figure 16 on page 25.)

As shown by Figure 4 on page 12, the City's extensive rental stock provides relatively low cost housing for families and individuals. Rental rates in Mountain View are 10–15 percent lower than in neighboring Palo Alto. Rent for one-bedroom apartments in Mountain View is 1.5 percent below the county average.

**Policy G: Housing Cost**

Since 1987, the City has participated in Santa Clara County's Mortgage Credit Certificate (MCC) program, a federal initiative which provides an income tax credit to first-time home-buyers with low and moderate incomes—\$54,000 maximum income for households of one or two persons, and \$62,100 for three or more persons (in 1990). Through December 1989, 192 certificates with an average annual value of \$2,000 per home-buyer have been issued to Mountain View households, effectively reducing the interest cost of owning a house by about 2 points. In 1990, Mountain View applied for another \$2.1 million in MCC authority, of which \$582,500 has been granted to date, and from which 23 MCCs were issued.

**Policy H: Housing Conservation**

In 1976, the City instituted a multi-unit inspection program which applies to all rental developments of three units or more within a building. This program is funded through the City's General Fund, and costs are not passed on to the tenant or landlord. The aims of this program are to assure safe and sanitary living conditions and a reasonable level of habitability in multi-family rentals in accordance with the Uniform Housing Code, and to maintain the stability of the rental housing stock. The City inspects approximately 3,000 to 4,000 units per year, so that all of the affected units are inspected over a cycle of four to five years. To the City's knowledge, there is no visible upward pressure on rents as a result of this program.

The City sponsored neighborhood clean-up efforts in the Castro City, and Alice Avenue neighborhoods.

CDBG Funds have provided grants to rehabilitate from 10 to 12 units per year.

"Non-conforming" residential units (those that are in commercial or industrial zones or do not conform to current zoning standards) are allowed to remain indefinitely, in contrast to other non-conforming uses or structures which have limited lives—generally 40 years.

The City has used CDBG Funds for inspections and housing rehabilitation loans for lower-income Mountain View residents who own and occupy their homes. Since 1982, 64 homeowners have benefited from this program.

In 1989, the City contracted with Economic and Social Opportunities, Inc., to initiate a "Handiworker" program which provides free emergency home repair services to lower income homeowners.

### **Policy I: Neighborhood Design**

In response to public concern regarding increasingly large, new single-family houses, the City Council in 1986 adopted a maximum Floor Area Ratio of 0.45.<sup>6</sup>

Site Plan and Architectural Review is required for additions to non-conforming single-family houses and for encroachments into standard rear yards.

Flag lot development guidelines were formulated, and a two-acre minimum size for Planned Unit Developments (PUDs) was eliminated in order to facilitate development of deep, narrow infill lots in existing neighborhoods.

Public concern regarding the size, bulk, and appearance of townhouses resulted in adoption of "Design Guidelines for Townhouse Development" in 1989. See discussion under Governmental Constraints on page 34.

The Council authorized a study of the effects that the newly revitalized downtown may have on the adjacent Old Mountain View Neighborhood. In addition, the study will address the compatibility of new development or additions with the historic character of the area.

### **Policy J: Neighborhood Improvement**

A number of City programs aggressively target neighborhood improvement. In 1990, the City adopted a vehicle ordinance which governs the parking and placement of recreational and other oversize vehicles. The Council also adopted a Front Yard Storage Ordinance which regulates the storage of rubbish, equipment, machinery, and other items in front and side yards visible from the street—as well as graffiti and a variety of other conditions which debase the appearance of property.

---

<sup>6</sup> "Floor Area Ratio" is the maximum gross floor area permitted on a site divided by the total area of the site and expressed in decimals to one or two places. *The California General Plan Glossary*, The California Planning Roundtable, 1990.



Actions to abate illegal businesses in residences—and other zoning enforcement issues—are the responsibility of the Planning Department's Code Enforcement Officer. Through the Neighborhoods Division of the Planning Department, the City conducts an active Neighborhood Improvement Program with special clean-up/fix-up activities, special code enforcement to remove eyesores, and concentrated public investment in street trees, mini-parks, road improvements, and the like.

The City initiated a Neighborhood Mediation Program to make neighborhoods more livable by helping neighbors work out their difficulties without having to resort to litigation. The City contracts with the Peninsula Information and Referral Service (PAAIRS) to operate the program. The program trains volunteer mediators to facilitate agreements between two or more disputing neighbors. It deals with conflicts such as overhanging landscaping, noise, pet supervision, and so forth.

### **Policy K: Participation**

Mountain View is its neighborhoods. The Neighborhoods Division in the Planning Department works with the Council Neighborhoods Committee to address any concerns which arise concerning neighborhoods. Staff has the primary responsibility for coordinating with neighborhood associations, and since 1982, has assisted the formation of three associations—Monta Loma, Old Downtown Mountain View, and Blackfield. These associations set their own agendas, but generally work to improve the appearance and livability of their neighborhoods through self-improvement projects, education, and lobbying for City assistance.

The Mayor's award program recognizes achievements in outstanding home improvement projects, commercial projects, and community organizations. The awards are given every two years based on the recommendations of an *ad hoc* committee appointed by the Mayor.

## **6. AREAS WHERE FURTHER PROGRESS IS NEEDED**

Some of the City's 1982 housing implementation statements remain to be accomplished:

### **Minimum Density for Multi-family Development**

So that precious land zoned for housing would not be wasted or used inefficiently, Implementation Statement A.4 called for consideration of a requirement that multi-family sites be developed at no less than 75 percent of the maximum density allowed. While much has been written about the need for minimum densities, there is not a city in the country that has implemented such a policy, according to the Planning Advisory Service of the American Planning Association. Mountain View's Current Planning staff has evaluated density on a project-by-project basis in conjunction with environmental review. Most multi-family sites are being developed at around 60 to 75 percent of maximum density.

## **"Second Dwelling" Unit Ordinance**

Since 1982, 11 "second dwelling" units have been approved. The City allows such units on parcels that are 50 percent larger than the minimum in the district, or 10,000 sq. ft. It may be possible—by changing the minimum site size or through other mechanisms—to increase substantially the supply of this affordable housing type.

## **Landbanking**

Although a landbanking program was never formally established, the City has acquired an inventory of single-family houses and duplexes as a result of road improvement projects and accumulating land for the civic center. Some of these units are used for storage; others provide housing for people displaced by City projects. Currently 12 units are provided to displacees pursuant to state law, and are rented at below market rates. Occasionally the City also provides housing to families referred by social service agencies who have a special housing need as a result of fire, flood, or other emergency. The City also owns non-residential property, 5.7 acres of which are adjacent to developed residential areas or may otherwise be available for construction of housing. (Neither the existing single-family homes and duplexes, nor the 5.7 acres of non-residential property, are included in the vacant land inventory on Table A-5, Appendix A.) In addition, the City owns vacant, infill residential lots which *are* included in the land inventory. Current City policy is to return property to the private sector as soon as possible if the land is not needed for future City use (a future park, for example). A study of the inventory may be in order, and could determine whether and how some or all of the inventory could be used for affordable housing.

## **7. EXISTING NEED**

### **Level of Payment Compared to Ability to Pay**

Providing adequate housing for a variety of income groups has become increasingly difficult. Throughout Santa Clara County and the Peninsula, housing costs have escalated significantly during the past few years because of higher construction costs, increasing demand, and scarcity of available developable land. One result has been that lower-income families are being priced out of ownership housing and left to fend in the rental market or to commute increasingly long distances to more affordable housing outside the Bay Area. This section looks at housing affordability by examining housing prices and the ability of households of different income ranges to afford the housing being built in Mountain View.

### **Cost of Housing**

The average cost of ownership housing in Mountain View is about three percent less than the average for the county. In 1988, the last year for which data was gathered and analyzed, the average price of all homes sold in Santa Clara County (24,679) was \$217,100. For the same period, the average price of all homes sold in



Mountain View (1,036) was \$209,800.<sup>7</sup> Housing costs rise and fall, of course, in relation to mortgage interest rates and softness or tightness in the housing market. For comparison, in December 1989, Mountain View home prices averaged \$261,000.<sup>8</sup> Figure 10 on page 15 shows the average price for the lowest, middle, and highest one-third of 600 houses sold in Mountain View between June, 1989, and February, 1990.

The range in rental rates for various size units in 1988 is shown in Figure 4, below. The lowest average rent available was \$511 for a studio. The average rent for a two-bedroom apartment was \$743. Except for studio apartments, rents in Mountain View are 10–15 percent lower than rents in Palo Alto. On the other hand, rents in Sunnyvale range from 2.5 to 11 percent lower than rents in Mountain View. The rent for one bedroom units is lowest in Mountain View and is 1.5 percent below the county average.

**Figure 4. Average Rents in Mountain View, 1988**

	<b>Mtn. View</b>	<b>Palo Alto</b>	<b>Sunnyvale</b>	<b>County</b>
Studio	\$ 511	\$ 507	\$ 498	\$ 467
One Bedroom	\$ 572	\$ 665	\$ 583	\$ 581
Two Bedroom	\$ 743	\$ 883	\$ 714	\$ 708
Three Bedroom	\$1,325	\$1,476	\$1,182	\$1,126

Source: "The Real Estate Red Book", *Income Property Reports*, 1989.

## Household Incomes

According to the Association of Bay Area Governments (ABAG), there were an estimated 30,220 households in Mountain View on April 1, 1990.<sup>9</sup> Figure 6 on the following page shows household income distribution for the 27,950 households in Mountain View in 1980.

Low-income and very low income households (see definition below) have considerable difficulty finding affordable housing in the Bay Area. The 1980 U.S. Census indicates the number and percentage of all households in each income group which paid more than 25 percent of their gross annual income for housing. (See Figure 5, below.) In terms of *renter* households in 1980, 78 percent of low-income households paid more than 25 percent of their incomes for housing.<sup>10</sup> Among low income owners, 27 percent overpaid for housing. In total, 6,955 (or 68 percent) of low income households overpaid for housing in 1980.

<sup>7</sup> Center for Urban Analysis, Santa Clara County, May 1, 1989.

<sup>8</sup> Average based on sales price reported by REM Reports, Inc.

<sup>9</sup> ABAG, *Projections '90*, page 233.

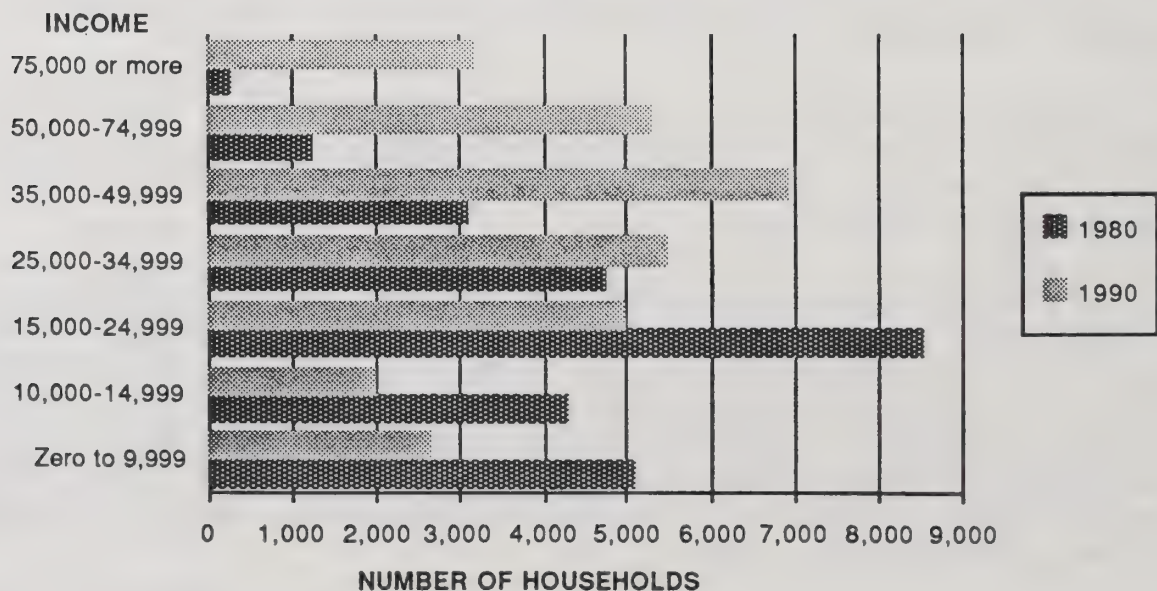
<sup>10</sup> In 1980, those who paid more than 25% of their household income for housing were considered to be "overpaying." In 1990, the threshold for overpayment is 30%.

**Figure 5. Lower-Income Households Overpaying for Housing, 1980**

	Total Low and Very Low Income Households	Low and Very Low Income, Overpaying
Renters	8,219	6,445 (78%)
Owners	1,891	510 (27%)
<b>Totals</b>	<b>10,181</b>	<b>6,955 (68%)</b>

Source: U. S. Census, 1980.

**Household Income Definitions:** Very low income households are those households earning less than 50 percent of median income. Low income households earn more than 50 percent but less than 80 percent of median income. Moderate income households earn between 80 and 120 percent of median income. Above moderate income households earn 120 percent or more of median income. The median income (100 percent) in Santa Clara County in 1990 was \$54,000 for a family of four, according the United States Department of Housing and Urban Development.

**Figure 6. Mountain View Income Distribution, 1980 and 1990<sup>11</sup>**

Source: CACI Marketing, Fairfax, Virginia.

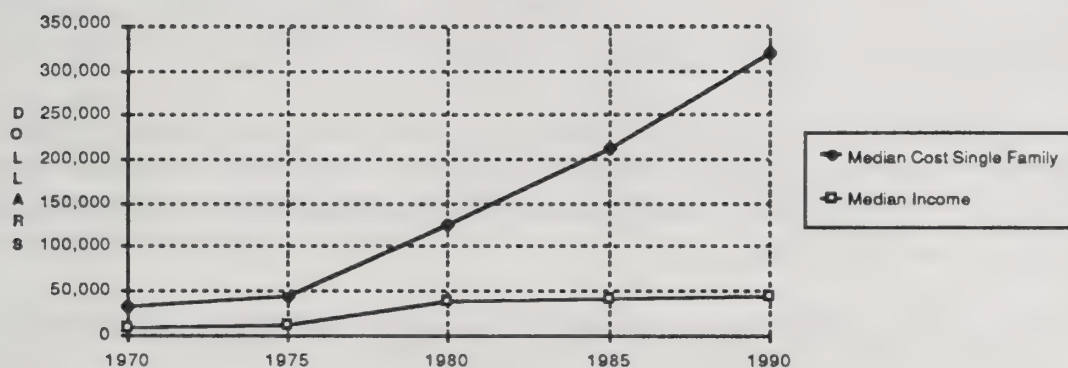
<sup>11</sup> Household income includes the income of families and unrelated individuals. Household income is the total available income expressed in current dollars.



**Figure 7. Household Income Distribution in Mountain View, 1980**

Relation to Median		Percent, 1980
Very Low Income	(below 50%)	20%
Low Income	(50% to 80%)	20%
Moderate Income	(80% to 120%)	25%
Above Moderate Income	(120% & above)	35%

Source: ABAG, "Housing Needs Determination," January 1989, Table C-6, page 89.

**Figure 8. Income and Housing Cost Trends, 1970-1990**

Source: U. S. Census, 1980; ABAG; MV Board of Realtors, City of Mountain View Planning Department

While household incomes have been rising gradually, they have not kept pace with the rapidly escalating costs of housing. The costs of ownership have gone up significantly faster since 1982 than have rental rates which were relatively "flat" over much of that period. There are many factors behind the rapid escalation in prices, including a change in the character of the community from "blue-collar" to "white-collar"; but the greatest factor surely has been the inexorable demand for housing on the Peninsula and in the South Bay in relation to a marginally increasing supply. While the escalation of housing prices has slowed recently, long range projections by ABAG indicate that housing demand will continue to exceed supply in the region, and will continue to push housing prices upward. Figure 9 indicates affordable rents for various income levels in Mountain View in 1990. These should be compared with the average rents available in Mountain View and the surrounding area in 1988, Figure 4 on page 12. The comparison shows that households earning at or below 50 percent of the median income can afford to rent a studio or one-bedroom unit in Mountain View; those earning at or below 80 percent of median can rent a two-bedroom unit, and only those earning 120 percent of the median or more can afford the average three-bedroom rental in Mountain View. The 20 percent of Mountain View households that earn less than 50 percent of median income (based on the 1980 census, Figure 7, above) will be most limited in their choice of housing.

**Figure 9. Affordable Rents in Mountain View, 1988**

Relation to Median	Income in 1988	Affordable Rent <sup>12</sup>
Household at or below 50%	\$27,000 (Very Low Income)	\$ 675
Household at or below 80%	\$43,200 (Low Income)	1,080
Household at or below 100%	\$54,000 (Median Income)	1,350
Household at or below 120%	\$64,800 (Moderate Income)	1,620

Figure 10, below, gives a picture of the affordability of a newly purchased home. A low-income family can afford the lowest priced units in Mountain View, typically condominiums. Only a family with above moderate income, however, can afford the average-price townhouse. Obviously housing units are available in a range of prices, but generally the lowest-cost ownership units are condominiums, townhouses are the next most expensive, and single-family detached homes bring the highest prices. Apartments that have been converted to condominiums are the least expensive for-sale unit.

Many homes in Mountain View are affordable to their present owners only because they have been occupied over a long period, and the owners benefit from very low, fixed-rate mortgages. Also, there are households living in homes for which the mortgages are completely paid.

**Figure 10. Examples, Household Income Required to Qualify for a Mortgage, 1990**

Price <sup>13</sup>	(1) Interest Rate	(2) Monthly Payment <sup>14</sup>	(3) Income Required <sup>15</sup>	(4) Income as % of Median <sup>16</sup>
<i>Low Average</i> (typically a condominium)				
<b>\$141,000</b>	9.5%	\$ 963.17	\$38,527	72%
	10.0%	\$1,004.59	\$40,184	75%
	11.0%	\$1,088.91	\$43,556	81%
<i>Moderate Average</i> (typically a townhouse)				
<b>\$243,000</b>	9.5%	\$1,659.93	\$66,397	123%
	10.0%	\$1,731.31	\$69,252	128%
	11.0%	\$1,876.63	\$75,065	139%
<i>High Average</i> (typically single-family detached)				
<b>\$397,000</b>	9.5%	\$2,711.90	\$108,476	201%
	10.0%	\$2,828.52	\$113,141	210%
	11.0%	\$3,065.93	\$122,637	227%

<sup>12</sup> Based on 30 percent of median income of \$54,000 for Santa Clara County, March 1990.

<sup>13</sup> Low, Moderate, and High average sales prices were derived from sales of 600 units from June 1989 to February 1990, as reported by REM Reports, Inc.

<sup>14</sup> Assumes a 20 percent down payment; includes monthly property tax and insurance impounds of 0.125 percent per year of the purchase price on a 30-year mortgage.

<sup>15</sup> Column 2 x 12 + 0.3 = income required for monthly payment equal to 30 percent of gross monthly income (GMI).

<sup>16</sup> Column 3 divided by \$54,000, based on March 1990 Santa Clara County Median Income for a family of four.



## Special Needs

The Housing Element is required to examine the needs of specific sub-groups of the population, such as the elderly, the disabled, farmworkers, and female-headed households. These groups have special housing needs which may not be addressed by the conventional housing market.

### *Elderly*

In 1980, 3,288 households in Mountain View were headed by persons 65 years and older. (Of these, 1,357 were renter households.) The elderly population in Mountain View now comprises an estimated 10–12 percent of the population. This is slightly higher than the percentage in adjacent cities and the county average—9.2 percent for the other North County cities and 7.5 percent for the county. Mountain View makes a desirable home for seniors because access to transportation and needed services is relatively easy. The senior housing complexes in Mountain View, listed in Figure 11 below, house about one-sixth of the total senior population. These facilities currently have waiting lists of more than 100, with a waiting period of two to four years. Other subsidized housing complexes in Mountain View, which house seniors as well as families, have similar waiting periods.

**Figure 11. Subsidized Senior Housing in Mountain View, 1990**

Name	Address	Total Subsidized Units
Central Park Apartments	90 Sierra Vista	148
Monte Vista Terrace	1101 Grant Road	150
Mountain View Apartments	460 North Shoreline	69
The Fountains	2005 San Ramon	124
<b>TOTAL</b>		<b>492</b>

*Source: City of Mountain View Planning Department*

### *Handicapped Households*

Current data is not available on the number of handicapped households in the City of Mountain View. The State Department of Rehabilitation estimates that there were 88,990 handicapped households in Santa Clara County in 1989. If handicapped households are evenly distributed throughout the County, there would be an estimated 4,115 handicapped households in Mountain View, compared to less than 1,500 in 1980. Persons with a work disability in 1980 numbered 408. Of these, 375 were in the labor force in some capacity. 1,055 persons had a public transportation disability, 602 of whom were persons 65 years and older.

The elderly and the disabled may need specially designed units in proximity to community amenities, or lower-income affordable housing because they are on fixed incomes. Greater Opportunities for the Developmentally Disabled, located at 256 Pettis Avenue, provides housing for 15 developmentally disabled adults.

While many buildings and sidewalks in Mountain View are equipped for wheelchairs, there is a need for more housing units with wheelchair-access. The waiting period for such units is often one to two years since the number of households seeking such units exceeds the existing supply.

### *Large Families*

Approximately 1,460 occupied housing units (five percent of the total occupied dwelling units) contained five or more occupants in 1980. Of these, 804 were owner-occupied units and 656 were renter-occupied units. The typical indicator of problems associated with large families is overcrowding. (The Census defines an overcrowded household as one in which there is more than one person per room, excluding the kitchen and bathrooms.) This would not appear to be a major problem in Mountain View given the small number (1,259) and percentage (five percent) of overcrowded households reported in the 1980 Census.

Nevertheless, according to the Housing Authority of Santa Clara County, which administers the Section 8 rental assistance program in Mountain View, three percent of their clients are housed in Mountain View, and "many" (91) are "large families." In addition, there were 209 families on the Housing Authority's waiting list for Mountain View as of February 1990; 81 were large families. Sixteen of the 81 families were waiting for rentals of four or more bedrooms, and 23 families were waiting for three-bedroom units.

The Housing Authority's experience is that there is a definite need for more affordable three-bedroom units (and larger) in Mountain View. They know of families who need three bedrooms who are living in two bedrooms because three-bedroom units are not available at the "Fair Market Rents" under which the Section 8 program operates. (The current Section 8 Fair Market Rents—which include utilities and which are established by the federal government for Mountain View—are \$878 for two bedrooms, \$1,098 for three bedrooms, and \$1,299 for four bedrooms. For comparison, the average rent in Mountain View for a two-bedroom apartment is lower—\$743—but the average rent for a three-bedroom unit is higher, at \$1,325. See Figure 4 on page 12.)

The Housing Authority updates the Schedule of Allowances for tenant-purchased utilities and other services each year. The current utility allowance for a typical three-bedroom single-family dwelling unit with gas heating is \$73 per month, which is in line with the actual cost of utilities.)



### *Farmworkers*

Farmworkers have a difficult time finding and affording housing due to a combination of limited English language skills, large family size, and low household incomes, and a consequent inability to obtain housing loans. While specific data on the size of the farmworker population and its housing needs is hard to obtain for the small agricultural areas within and immediately surrounding Mountain View, it appears that there is not a "farmworkers housing problem" in Mountain View.

The agriculture-related industry in Mountain View is small. According to ABAG, agriculture and mining jobs accounted for 6,630 (0.75 percent) of the 881,710 persons employed countywide in 1990. Agriculture, forestry, fishing, and mining industries employed 923 persons (or 1.56 percent) of all those working in Mountain View according to 1980 U.S. Census data. Today there is very little agricultural land remaining in and around Mountain View, and it mostly consists of family owned and operated greenhouses.

### *Female-headed Households*

The 1980 Census showed 5.35 percent of the households *with children under age 18* were single-parent households. In 1980, 19 percent of the single-parent households with children under 18 were headed by males, and 81 percent (1,196 single-parent households) were headed by females. Of the families headed by women, 24 percent were living below the poverty level.

Single-parent households need housing with more than two bedrooms and with outdoor play space. To the extent that such units cannot be found among rentals, specially built affordable ownership units may be able to answer the need. In general, housing for single parents with children should be situated near recreational programs to answer the need for supervised after-school activity for the children. Female-headed households may also need financial assistance in order to keep homes they purchased prior to a divorce and a subsequent decrease in income. This does not appear to be as great a problem for male-headed households due to their generally higher incomes, but may be of concern if two full incomes were needed to pay for housing.

### *Homelessness*

The Housing Element is expected to analyze the special housing needs of the homeless. The homeless are persons and families who lack a fixed, regular, and adequate nighttime residence. "Homeless" includes those who are staying in temporary or emergency shelters or transitional housing or who are accommodated by friends or others with the understanding that shelter is being provided as a last resort.

The "North County Committee for the Homeless" (Santa Clara County, December, 1989) defines four categories of homelessness:

Pre-houseless: Those who are in danger of losing a home, such as the "working poor."

Houseless: Those who have lost their own shelter, are unable to find housing they can afford, and have become dependent on others (friends or relatives) for basic shelter.

Homeless: Without a shelter and in need of rehabilitation assistance.

Chronic Homeless: Looking for three meals and a cot; dependent on the "System."

Mountain View's homeless population is comprised of families and single adults. The former usually are Mountain View residents and the latter often are newcomers. An average of approximately 70–100 single adults and 50 families are in need of shelter each month. The United Way estimates that there are 13,000 to 20,000 homeless people in Santa Clara County which, by proportion, would imply 200 to 400 homeless in Mountain View.

The Community Services Agency indicates that about 30 percent of the 70–80 Mountain View people served in their soup kitchen each night are homeless. Of these, about 75 percent (16–18) are single males and the rest (five or six) are families, primarily female-headed households. Obtaining an accurate count of the homeless is not easy and depends on the definition of "homeless" (see above). For example, there are people who live in hotels until their money runs out toward the end of the month; then they join the ranks of the homeless for a period. In addition, there are people who stay with friends or relatives because they cannot afford a place of their own.

### Transitional Housing

"Transitional Housing" is shelter provided to the homeless for an extended period, often as long as 18 months. It is generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing.

For example, families who receive Aid to Families with Dependent Children (AFDC) can also apply for "AB 1733 funds." This program allows a family to stay in a motel for three weeks (four weeks if they can prove they are looking for alternative housing). When they find housing, "AB 1733 funds" will cover the last month's rent, security deposit, and utility deposit.

Since 1986, Mountain View has funded four transitional shelters: a facility on Bernardo at the City's boundary with Sunnyvale; one on Tyrella; one on Pettis; and one on Monroe at the City's boundary with Palo Alto. The shelters on Pettis, Monroe, and Bernardo are six-plexes and are restricted to physically or mentally handicapped persons—who otherwise would be homeless. The shelter on Tyrella is not restricted to the handicapped and houses two families. The four shelters have a capacity to house 18 people and two families at one time.



The City will be assisting two projects that are pending: One is sponsored by Miramonte Mental Health Center; the other by Housing for Independent People. The City will assist both organizations in finding a location for their facilities. The City also will provide free services to inspect the facilities and to estimate the costs of rehabilitation.

### Emergency Shelters

"Emergency Shelter" refers to the immediate and short-term provision of shelter and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs.

Mountain View already supports public and private efforts to provide emergency shelters. In 1990-91, the City appropriated \$25,000 in general funds and nearly \$91,000 in CDBG funds to three different emergency shelter programs. Specifically, the City helps to fund the Emergency Housing Consortium. Their facility is located in the City of Santa Clara. The Community Services Agency operates an Emergency Assistance Program which provides hotel vouchers, food, and other basic necessities for Mountain View's homeless.

In addition, the Community Services Agency is working with an ecumenical program in Mountain View and Los Altos which operates an emergency shelter in local churches. Churches in the Ministers Association serve as shelters for one month each, offering shelter to 15 homeless people each night. Until mid-1990, the rotating shelter has been operating only in Los Altos churches, but plans call for expanding to include churches in Mountain View.

To support its program, the Community Services Agency has an application pending with HUD for \$239,000 to provide operating and staffing for emergency shelters.

### Single Room Occupancy Hotels

Mountain View has two single room occupancy hotels (SROs). These hotels are an important part of the city's affordable housing stock. They offer relatively low-rent and small units to people who often cannot pay the first and last month's rent and security deposit typically required to rent an apartment. Rents for SROs range from \$108 to \$150 per week. These two hotels provide housing for seniors, the unemployed, the "working poor," and for those who find themselves periodically without permanent shelter.

**Figure 12. Single Room Occupancy Hotels**

<u>Name</u>	<u>Address</u>	<u>Number of Units</u>
Maas Hotel	891 W. Evelyn	50 rooms
Mountain View Hotel	148 Castro Street	33 rooms

### *Public Employees*

School and City employees have a difficult time finding housing in Mountain View at a price they can afford to pay. Figure 10 on page 15 shows that the average monthly mortgage for the least expensive one-third of the city's homes would range from \$963 to \$1,088 per month. As shown by Figure 13, below, only the highest paid firefighters, police officers, and teachers could pay that much.

It can be seen from Figure 4 on page 12 that all of the employees listed in Figure 13 could afford to rent a studio or one-bedroom apartment in Mountain View; firefighters, police officers, and the more highly paid teachers could afford to rent a two-bedroom apartment; but none could afford a three-bedroom apartment unless the household had a second worker.

(The mail-in housing survey indicated that approximately half of the households in the city are one-worker households. Only a third of the households had two workers.)

If it is important to the quality of life in Mountain View that public employees be able to live in the City, then these three tables show that moderate-rent apartments are, and will continue to be, the major source of in-town housing for those workers.

**Figure 13. Housing Affordability for Selected Public Employees**

Job Title	Gross Monthly Income	Percent of County Median	Affordable Monthly Rent or Mortgage
Senior Office Assistant	\$1,770–2,153	39–48	\$531–645
Maintenance Worker	\$2,025–2,461	45–55	\$607–738
Fire Fighter	\$2,719–3,306	60–73	\$815–991
Police Officer	\$2,834–3,442	63–76	\$850–1,032
Elementary School Teacher	\$1,859–3,803	41–85	\$557–1,140
High School Teacher	\$2,000–4,161	44–92	\$600–1,248

*Note: Assumes a one-worker household and affordability based on 30 percent of gross monthly income.*

*Sources: City of Mountain View Personnel Department, Whisman School District, and Mountain View High School.*

### **Subsidized Units at Risk**

Beginning in the 1960's, the federal government provided low-interest loans and rent subsidies through various programs administered by the federal Department of Housing and Urban Development (HUD) and insured by the Federal Housing Administration (FHA). In return, private developers/owners agreed to build or operate



rental projects in which most or all of the units were reserved for low-income families during the loan period (typically 40 years). In order to stimulate private participation, the owners were given the option to terminate their contracts prior to the loan maturity dates. As owners exercise those options, the units are converted to market-rate rents, the inventory of rental units available to lower-income families declines, and the occupants are displaced. In California, there are an estimated 1,600 HUD-subsidized projects with 117,000 units that are at risk of early conversion to market rents, with the likelihood that many of the current tenants will be displaced.

In addition, a number of apartments were built without FHA insurance, but relied on other forms of governmental financial assistance such as Mortgage Revenue Bonds (MRBs), local housing agency funds, and redevelopment district “set-asides” for housing, or were developed under other State or local programs (such as “inclusionary zoning”—the provision of below-market-rate units by private developers). Of all of these non-HUD-assisted possibilities, the only such units in Mountain View are those financed by MRBs. The terms of the MRB financing required that 20 percent of the units be “affordable” (reserved for households earning less than 80 percent of the County median income) for a period of 10 years or half the life of the bonds, whichever is longer. In Figure 14 on the next page, the end-date for the rent subsidy in the MRB-financed units is shown.

Five rental projects in Mountain View which contain 369 subsidized units are subject to termination of subsidies or of other governmental restrictions by 2008: Two benefited from FHA insurance; another two are FHA-insured and also receive Section 8 rental assistance (and in those two cases, Figure 14 shows the earliest termination for each subsidy); and one project is financed through Mortgage Revenue Bonds.

Shown separately at the bottom of Figure 14 are two projects in Mountain View which utilized one or more governmental programs, but—because they are owned by non-profit housing corporations—are assumed not to be at risk of conversion to market rate housing. The units shown in the table are the only units in Mountain View that are potentially at risk of being converted to market-rate housing by 2008.

**Figure 14. Inventory of Low Income Rental Units Subject to Termination of Federal Mortgage and/or Rent Subsidies by the Year 2008**

Project	Address	Number of Units	Subsidy Program	Earliest Date Of Subsidy Termination <sup>17</sup> FHA	Section 8
Owned by Private Investors:					
Mountain View Apts.	460 No.Shoreline	120	221 d 4	12/22/00 (+0)	
Central Park Apts.	90 Sierra Vista	149	221 d 3	06/03/14 (+0)	06/13/93 (+5)
Fairchild Apts.	159 Fairchild St.	18	236	08/11/92 (+20)	
Sierra Vista I	1905 Hackett St.	34	236	06/20/94 (+20)	11/31/92 (+0)
Villa Mariposa	1600 Villa St.	48	MRB	07/12/96 (+0)	
SUBTOTAL		369	(183 Section 8; 138 FHA Prepay)		
Owned by Non-profit Housing Corporations:					
San Veron Park	807 San Veron Ave.	32	236	09/16/11 (+0)	11/27/92 (+0)
Monte Vista Terrace	1101 Grant Road	150	221 d 4	03/13/91 (+10)	
SUBTOTAL		182	(32 Section 8; 150 FHA Prepay)		
TOTAL		551	(215 Section 8; 288 FHA Prepay)		

Between 1992 and 1997, 100 units in Mountain View need to be preserved or replaced. The cost to replace them would be high. At an estimated average cost of \$260,000 per unit for land and construction,<sup>18</sup> replacing these 100 units would cost \$26 million. Another 149 units would lose their Section 8 subsidies, but would still retain their FHA insurance and restrictions. Between 1997 and 2002, another 120 units would need to be preserved. Replacing them would cost \$31,200,000.

Preserving the units by buying them would be considerably less expensive, since they were built at lower costs than are possible today, on land that was less expensive than what is now available. The City recently helped with the acquisition of 56 units (as explained in the following paragraph) at an average cost of \$53,000 per unit, and a total cost to the City of \$2,968,000. Using the same average cost of \$53,000 per unit, preserving the "at-risk" units would cost one-fifth as much as constructing replacements.

Tyrella Gardens (449 Tyrella Avenue) was at risk, but the City used CDBG funds and worked with the Mid-Peninsula Housing Coalition which purchased the project in

<sup>17</sup> The figures in parentheses indicate: For FHA projects, the number of additional years that an owner can remain in the program after the earliest termination date; however, the owner can terminate at any time during that extended period. For Section 8 projects, the number of additional years that an owner can remain in the program after the earliest termination date, in five-year increments.

<sup>18</sup> Represents the low end of the range of figures provided in Figure 28, page 38.



1990 and is preserving its 56 units for affordable housing. This cooperative approach is an exemplary model to follow in preserving the other 369 units that are privately-owned. However, while the Mid-Peninsula Housing Coalition, BRIDGE, and other non-profit corporations have the expertise, track record, and desire to acquire at-risk projects and to guarantee permanent affordability, they are competing with private buyers who see the enormous potential for profit in converting low-income housing to market rents. As the date nears when HUD and MRB affordability requirements end, the value of the at-risk units increases. Therefore, public agencies should provide assistance to non-profit corporations sooner than later.

The City does not have its own housing authority to help in financing the purchase of units at risk. However, the Housing Authority of Santa Clara County might be able to finance the acquisition of such units during the next decade. Also, the City has its own redevelopment agency, which may have the resources to acquire housing, depending on the agency's need to use tax revenue increments to retire its improvement bonds. Mountain View is a CDBG entitlement city and has used and can continue to use CDBG monies to preserve at-risk units. Other federal or State funds could become available during the next ten years, but at this time, there are no sources or programs targeted for at-risk units. Therefore, local funds will most likely be required to preserve or replace the 100 units at-risk between 1992 and 1997.

## **8. HOUSING CONDITION**

The condition of housing units is affected by their age and degree of maintenance. These, in turn, are affected by the type of unit (single-family or multiple-family) and tenure (rental or ownership). Figures 15 through 17 on pages 25 and 26, show the mix of dwelling unit types and tenure in Mountain View.

As shown in Figure 15, below, the owner-renter distribution in 1980 was 34 percent owners and 66 percent renters. As of January 1, 1990, 30 percent of all housing units in Mountain View were single-family detached homes, four percent were mobile homes, five percent were duplexes, 16 percent were townhouses or condominiums, and 45 percent were apartments. According to the County Assessor's records, approximately one out of every three single-family units in the city was a rental. Approximately 40 percent of the units in condominium projects are rentals; a slightly higher (45) percent of condominium conversions are rented. If it is assumed that no mobile homes and 50 percent of the duplex units are rented, then the final column of Figure 15 can be estimated. The result is that an estimated 64.5 percent of all units are rented—not very different from the 65.6 percent that were renter-occupied in 1980.

**Figure 15. Tenure, 1980 and 1990**

By Tenure, 1980	Number	Percent
Renter-occupied housing units, 1980	18,023	65.6
Owner-occupied housing units, 1980	9,457	34.4
<b>Total Sample, 1980</b>	<b>27,480</b>	<b>100.0</b>

Source: U.S.Census, 1980

By Type of Unit, 1990	Percent of All Units	Percent Rentals	Rented (Percent of All Units)
Single-family detached	30	33	10
Mobile homes	4	0	0
Duplex units	5	50	2.5
Townhouses and condominiums	16	40-45	7
Apartments	45	100	45
<b>Total, 1990</b>	<b>100</b>		<b>64.5</b>

Source: City of Mountain View, and Santa Clara County Assessor, 1990

There is a special zoning district (R2M) for mobile home parks. Nine existing parks provide a total of 1,175 housing units. (See Figure 16, below.)

**Figure 16. Mobile Home Parks in Mountain View**

Name of Park	Address	Number of Units <sup>19</sup>
Bayshore 1	133 Fairchild Dr.	13
Bayshore 2	149 Fairchild Dr.	16
Los Altos Mobile Park	2650 El Camino Real W.	17
Moorpark	501 Moorpark	137
New Frontier	125 Sylvan Avenue	141
Travelodge	440 Moffett Blvd.	143
Santiago Villa	1075 Space Park Way	358
Sunset Estates	433 Sylvan Ave.	144
Sahara Mobile Village	191 El Camino Real E.	206
<b>TOTAL</b>		<b>1,175</b>

Before proceeding with the discussion of Housing Condition, one additional piece of information regarding rental housing can be put forward. According to the Federal Home Loan Bank of San Francisco, the vacancy rate for *multi-family housing units* in Mountain View increased from 0.8 percent in 1984 to 2.0 percent in 1988. A five percent vacancy rate is considered desirable. At or above that rate, there are a

<sup>19</sup> Mobile Homes are included as single-family units in Figure 17.



sufficient number of units on the market to permit new households to move into the community, and for other households to exchange units. When the vacancy rate falls below five percent, the housing market is considered "tight," and housing prices and rents are driven up. ABAG has established, as a goal for the region, a vacancy rate of 4.5 percent.<sup>20</sup>

**Figure 17. Housing Units by Type and History**

Unit Type	1960	1970	1980	1988
Single-Family <sup>21</sup>	7,424	9,094	10,176	10,726
Two-Family	507	1,341	1,487	1,600
Multi-Family	2,366	12,402	16,721	19,055
<b>Total</b>	<b>10,297</b>	<b>22,837</b>	<b>28,383</b>	<b>31,381</b>

*Source: City of Mountain View Building Permit Records and U.S. Census, 1980*

## Rehabilitation and Replacement

Mountain View, like many California's communities in metropolitan areas, experienced rapid growth after World War II, and thus has relatively new housing built in the 1950s, 1960s, and even later. Only 5.1 percent of Mountain View's housing was built before 1939. (See Figure 19.)

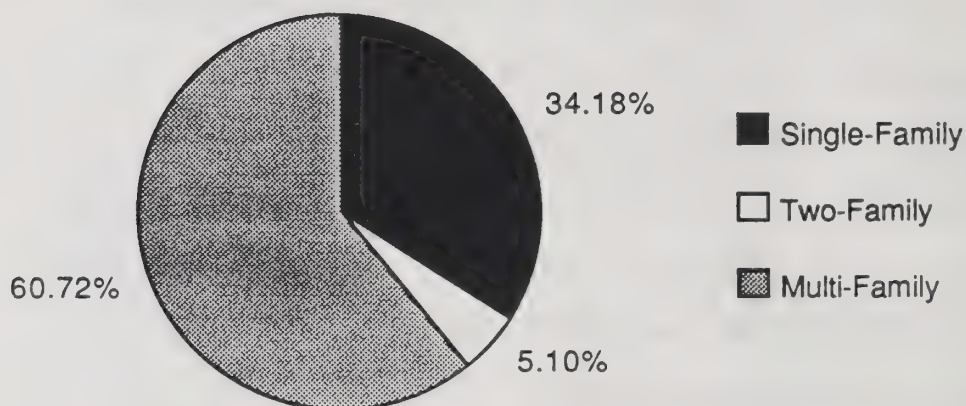
Mountain View uses its Community Development Block Grant (CDBG) funds to offer below-market interest rate loans to low-income households to substantially rehabilitate existing housing. As of 1990, the City has \$900,000 in outstanding rehabilitation loans.

In November 1988, approximately 1,411 of Mountain View's dwelling units—including both vacant and occupied units—were considered substandard, according to the City's 1988 CDBG Housing Assistance Plan. Of this total, 1,294 units were suitable for repair. Since January 1989, 10–12 houses have been rehabilitated with CDBG funds. The City estimates that another 40 owner-occupied units can be rehabilitated over the next five years.

In the last eight years, the City has not had to condemn any units because they were unrepairable. There is every reason to believe that the same situation will prevail, and that no units will need to be removed/replaced by the end of 1995. The City's multi-unit inspection program inspects 3,000 to 4,000 units per year for housing code deficiencies. Deficiencies that are discovered must be corrected. The code inspection/correction program and the small but steady rehabilitation program—together with market forces—are making inroads in reducing the total number of units in the community in need of rehabilitation.

<sup>20</sup> ABAG, *Housing Needs Determinations*, January 1989, page 12.

<sup>21</sup> Single family includes mobile home units.

**Figure 18. Dwelling Unit Mix as Percent of Total, 1988**

Source: City of Mountain View Planning Department

**Figure 19. Dwelling Units by Year of Construction**

Age of the Housing							
Date Constructed	Average Age	Renter-Occupied		Owner-Occupied		Total	
1981-1989	5	(est.) 1,207	(42%)	(est.) 1,474	(58%)	2,881	
1975-1980	12	955	(42%)	1,344	(58%)	2,299	
1970-1974	17	3,227	(72%)	1,227	(28%)	4,454	
1960-1969	25	7,723	(76%)	2,415	(23%)	10,138	
1940-1959	40	5,327	(58%)	3,859	(42%)	9,186	
1939 or earlier	50+	791	(56%)	612	(43%)	1,403	
<b>Total</b>		<b>19,230</b>	<b>(64%)</b>	<b>10,931</b>	<b>(36%)</b>	<b>30,161</b>	

Source: City of Mountain View and U.S. Census, 1980. Figures do not include mobile homes.

## Overcrowding

Overcrowding of units (more than one person per room, excluding the kitchen and bathrooms) is a reflection of the inability of the householder to afford larger accommodations. About 1,259 households, or five per cent of the total occupied units, were overcrowded in 1980.



## 9. PROJECTED NEED FOR NEW CONSTRUCTION

Mountain View's "new construction need" incorporates a share of the regional housing needs of persons at all income levels as identified by ABAG. The regional need includes the existing and projected regional demand for housing, taking into account market demand, employment opportunities, availability of suitable sites and public facilities, commuting patterns, and type and tenure of housing. The ABAG estimate is "constrained"—limited by city zoning and land available for housing. Figure 20, below, depicts growth to 33,080 households, *in the sphere of influence*, at a rate of 190 units per year through the year 2005. For comparison, as of January 1, 1990, there were 31,381 dwelling units *in the city*. This represents an increase of 1,837 units (6.5 percent) from 1980, or 184 units per year. Therefore, the constrained growth rate of 190 units per year appears realistic.

**Figure 20. Housing Growth and Projections, 1960–2005**

Year	Occupied Dwelling Units	Households	10-Year	Increase
1960	10,297		—	—
1970	22,837		12,540	122%
1980	28,383		5,546	24%
1990		30,220	1,837	6%
1995		31,720		
2000		32,660	2,440	8%
2005		33,080		

Source: Occupied Dwelling Units, U.S. Census; & Households, ABAG, "Projections '90."

## Analysis of Population Trends

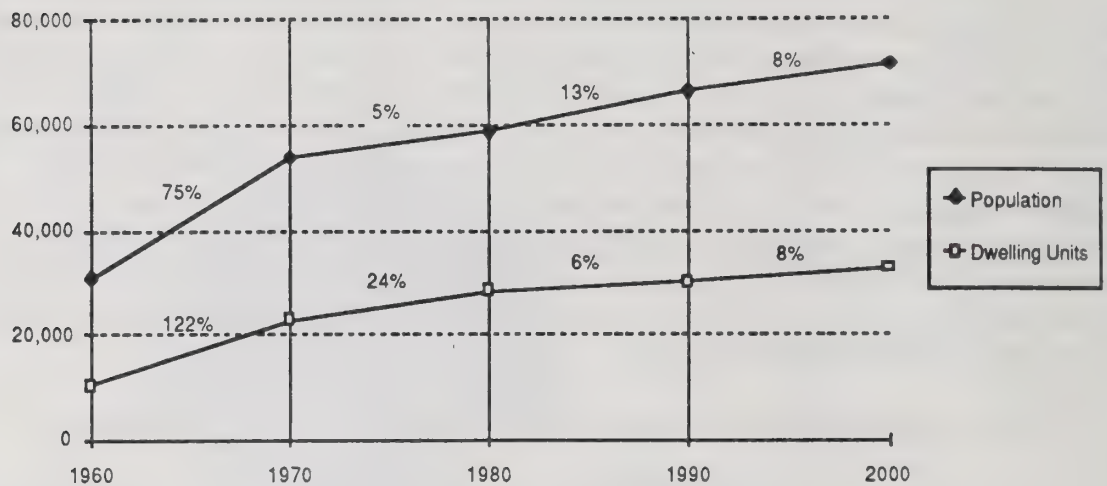
Mountain View grew from 58,655 in 1980 to 66,400 in 1990, (an increase of 7,745) according to ABAG's *Projections '90*. Mountain View's population growth from 1960 to 1980 and projections from 1990 to 2005 are shown in Figure 21.

**Figure 21. Population Growth and Projections, 1960–2005**

Year	Population	10-Year	Increase
1960	30,889	—	—
1970	54,132	23,243	75%
1980	58,655	4,523	8%
1990	66,400	7,745	13%
1995	69,400		
2000	71,500	5,100	8%
2005	72,200		

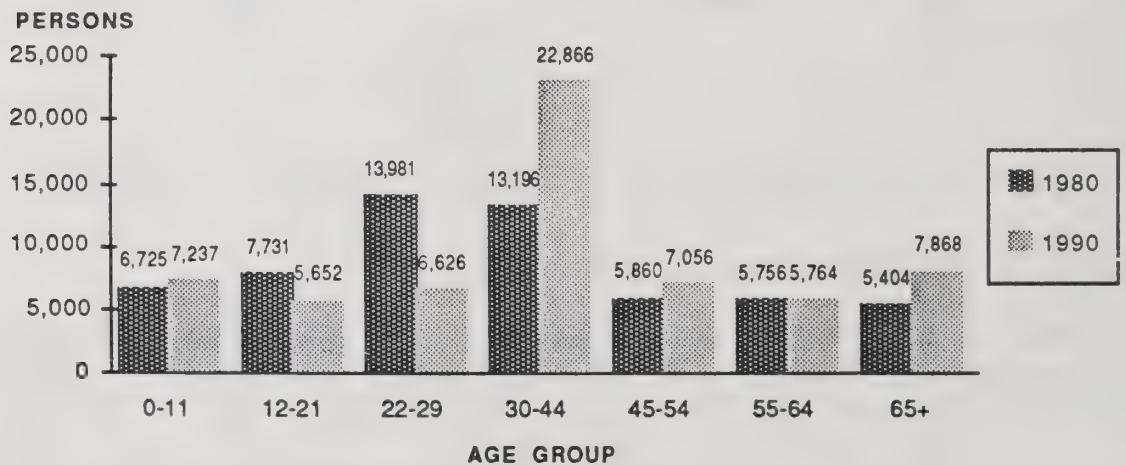
Source: 1960–1990, U.S. Census; & 1990–2005, ABAG, "Projections '90."

**Figure 22. Rate of Growth, Population and Dwelling Units, 1960-2000**



Source: ABAG, "Projections '90"; & U.S. Census, 1980

**Figure 23. Distribution of Population by Age Group, 1980 and 1990**



Source: CACI Marketing Systems, Fairfax, Virginia.

Several trends are apparent from Figure 23. First, Mountain View's population aged between 1970 and 1980. There were fewer young people (under age 19) and more older people (over age 55) in 1980 than in 1970. Secondly, the younger adult population, age 20 to 34, continued to be the largest segment of the population, and was growing. Third, the size of the older adult group, age 35 to 54, peaked in 1975 and decreased in 1980. As the population continues to age in place, there is some indication that the age groups from 35 and up will show a substantial increase in 1990 and in future years, reflecting the general aging of the Bay Area population. This aging will have an effect on the average size of the household—and therefore on the kind of housing that will be in demand.



Average household size is approximately 2.13 persons per household in Mountain View in 1990 compared to 2.72 persons per household in Santa Clara County. While household sizes are declining in the County—reflecting the nationwide trend toward fewer births and more single-person households—ABAG expects that Mountain View household size will hold steady, dropping only 0.02 persons from 2.13 in 1980 to 2.11 in 2005.

Current data is not available on the range of household types in Mountain View. According to the 1980 census, approximately 40 per cent of Mountain View households consisted of Husband/ Wife families, 37 percent were single people (18.5 percent female and 18.9 percent male), 12 per cent were non-family households (unrelated individuals), and 11 per cent were single parent households (8 per cent female-headed household and 2.8 per cent male-headed household).

Mountain View's population is predominantly White (73 percent according to the 1980 U.S. Census). The largest minority groups are of Hispanic and Asian origin (11.5 percent and 11.7 percent in 1980). Population in group quarters<sup>22</sup> is minimal: 1,700, or 2.5 per cent in 1990 according to ABAG. This number—which includes persons living in military barracks, convents, convalescent homes, and group care homes—is expected to increase slightly to 2,100 in 2005.

## **Analysis of Employment Trends**

About 20 percent of the jobs in northern Santa Clara County (Cupertino, Los Altos, Sunnyvale, Mountain View, and Palo Alto) are located in and around Mountain View. Overall employment in Mountain View itself climbed from 59,279 in 1980 to 68,040 in 1990.<sup>23</sup>

The unemployment rate for Santa Clara County—which has consistently been lower than statewide averages—declined from 7.7 percent in 1980 to 3.2 percent in 1989. Similarly, the figures for Mountain View show that the city's unemployment rate is lower than the county average, with 4.2 percent unemployed in 1980 and 2.2 percent in 1989.

### *Character of Employment*

The 68,040 jobs in Mountain View in 1990 represent an increase of 15 per cent over the 59,279 jobs in 1980. Service-related jobs experienced the greatest growth since 1980, and along with manufacturing and wholesale jobs, they likely will be the largest employment sectors in the future. (See Table A-2, Appendix A.)

---

<sup>22</sup> Group quarters are defined by the census as a residence with one kitchen, and occupied by more than nine unrelated persons.

<sup>23</sup> Source: ABAG, "Projections '90."

### *Employment Growth*

Between 1990 and the year 2005, the number of jobs in Mountain View's Sphere of Influence<sup>24</sup> could increase in a number of areas. A review of ABAG's *Projections '90* suggests that housing will be needed for an increasingly diverse population. Programs in this Housing Element are designed to encourage affordable housing for families as well as executive housing for managers and professionals. For new businesses locating in the community that generate a high number of jobs, housing impact studies will be required. These businesses may be asked to help influence the provision of housing needed in their employees' salary range.

### **Share of Region's Housing Needs**

According to ABAG's January, 1989, Housing Needs Determinations *unconstrained* by zoning limits or land availability, Mountain View needs 3,295 new units between January 1988 and January 1995, or an average of 470 new units per year. As noted earlier (page 27, at the beginning of Section 9), the actual growth in housing has been much slower—an average of 184 dwelling units per year from 1980–1990. Figure 24 on page 32, shows ABAG's unconstrained projection of need from 1988 to 1995, by income category, given the expected income distribution of the 1995 population.

ABAG's housing need determinations are generally based on a model which incorporates the following considerations: (1) the number of units needed to achieve an "ideal" vacancy rate of 4.5 per cent; (2) growth projections for the city based on the City's existing plans; and (3) a regional goal of providing housing for 50 per cent of the anticipated job growth in Mountain View between 1988 and 1995.<sup>25</sup>

The percentages shown in Figure 24 on page 32, for the four different income categories, are based on an average of the existing city, county, and regional percentages. The methodology used by ABAG seeks to avoid further impaction of localities which already have relatively high proportions of lower income households. The existing percentage of lower income households in Mountain View exceeds the county and regional averages. Thus Mountain View's housing needs percentages are lower for low-income households and higher for above moderate income households compared to the percentages for the same categories in neighboring communities.

---

<sup>24</sup> The "Sphere of Influence" encompasses the probable ultimate physical boundaries of the city as determined by the Local Agency Formation Commission. Mountain View's Sphere of Influence includes half of Moffett Field.

<sup>25</sup> This goal was applied to the 38 cities—out of the Bay Area's 106—that are experiencing the most rapid job growth. These thirty-eight cities, including Mountain View, will each add at least 500 more jobs than residents between 1988 and 1995.



**Figure 24. Housing Need, January 1, 1988–April 1, 1995**

<b>Income Group and Relation to County Median</b>	<b>Seven-Year Projected Need</b>	
Very Low Income (0–50%)	659	(20%)
Low Income (50–80%)	560	(17%)
Moderate Income (80–120%)	725	(22%)
Above Moderate (over 120%)	1,351	(41%)
<b>Total</b>	<b>3,295</b>	<b>(100%)</b>

Source: ABAG, "Housing Needs Determinations," January, 1989, Tables 10, 18, and 26.

## **10. LAND INVENTORY**

### **Vacant Sites**

An analysis of land suitable for housing is necessary to determine the possibilities for accommodating a range of housing for all income groups and to provide for rezoning if necessary.

Since 1982, substantial residential growth has occurred. (See Table A-5, Appendix A, for a summary of residential growth in each of the city's 10 neighborhoods in the 1980s.) In 1989, there were about 120 vacant residential acres within the City limits that were zoned for residential construction. At currently zoned densities, these properties could hold from 1,020 to 3,671 units (see Table A-5, Appendix A). This vacant land represents about three percent of the total residentially-zoned land in the city (97 percent is already fully developed).

### **Potential Redevelopment Sites**

Vacant, under-utilized residential, and vacant, older or underdeveloped commercial and industrial lands were analyzed to determine their suitability for housing development. Table A-1, Appendix A, lists the sites that have the greatest potential to accommodate higher density housing. The table also shows which of the sites are or can be served by existing infrastructure.

### **Sites for Specific Housing Types**

All residential sites are considered potential sites for below-market-rate (BMR) housing. BMR units can be provided by local government action or by private developers, with or without federal subsidies. Any vacant residential site considered for HUD-assisted housing must meet the HUD Site and Neighborhood Standards and the HUD Property Standards. In addition to the sites having to meet federal and state criteria for assisted housing, the City will review proposals for assisted housing to consider opportunities for the following:

### *Manufactured Housing*

Manufactured housing is allowed in any zone where single-family dwellings are permitted subject to Site Plan and Architectural Review (SPAR). The purpose of SPAR is to determine compatibility with respect to height, bulk, and character with other structures in the neighborhood. However, any structure that meets building requirements, is mounted on a permanent foundation, and is architecturally compatible with the surrounding neighborhood is permitted in residentially zoned districts. For example, manufactured housing has been permitted on infill lots in the Castro City neighborhood.

### *Housing for the Elderly and Disabled*

"Elderly housing" typically consists of one- and two-bedroom apartments, designed for people 62 years of age and older. Elderly housing can have higher densities than family housing (primarily because of a lower rate of car ownership and less need for open space), and usually includes some units for the handicapped.

The primary considerations in evaluating sites for elderly housing are low land cost and proximity to shopping, social services, public transportation, and health care. Efficient management dictates a project of 50–100 units. Therefore, at densities of 20–50 units per acre, sites should be a minimum of one acre. The City will also consider compatibility with adjacent development, unit cost, and community acceptance. Secondary considerations involve proximity to recreation and churches, and the absence of detrimental conditions such as traffic, noise, and industrial use.

While not originally designed to accommodate seniors, the city's mobile home parks house a high proportion of seniors, who find that the parks provide comfortable and affordable housing, and centers for social activities.

### **Rezoning**

Rezoning is one way of meeting housing goals and will likely be necessary after adoption of the General Plan. Most infill sites are already designated for higher densities and would not require rezoning.

Table A-3, Appendix A, shows Potential Residential Redevelopment Sites. The number of potential units (7,520 units) in the possible new residential areas greatly exceeds the number of units in either ABAG's constrained or unconstrained housing needs projections.



## 11. GOVERNMENTAL CONSTRAINTS

### Availability and Cost of Public Facilities

Water and sewer facilities are available to all of the sites in the Land Inventory (see Section 10, page 32) and do not constrain the housing market in Mountain View. The cost for each new housing unit will average from \$1,380–\$1,580, which includes \$450 for sanitary sewer, \$300–\$500 for storm drain, and \$630 for water. Other costs of City services are shown on Figure 27 on page 37.

### Land Use Controls

Overall, land use controls are not a constraint to the production of affordable housing. The following residential land use categories are provided in Mountain View.

**Figure 25. General Plan Residential Land Use Designations**

Designation <sup>26</sup>	Dwelling Units/Acre	Persons per Acre
Low	1–6	2–13
Medium	6–12	13–26
High	12–40	26–87

Zoning possibilities range from single-family (maximum density of 5.5 dwelling units per acre) to multi-family (normally with a maximum density of 40 dwelling units or 87 persons per acre). In addition, the R3-d zone allows up to 51 units per acre, and the P district permits up to 80 units per acre. These higher densities have been approved in Mountain View where infrastructure exists to serve the development and compatibility with surrounding areas can be assured.

In addition, the Thoroughfare Commercial land use designation provides for mixed use development and allows up to 43 dwelling units per acre. Still higher residential densities have been allowed in Precise Plans for multi-family housing and for senior housing. The net result is that Mountain View has sufficient vacant land that is residentially zoned to accommodate the housing construction needs established by ABAG. *I.e.*, the City does not have to rezone land or raise densities in order to meet ABAG's targets for Mountain View. (See Table A-1, Appendix A, page 61.)

### Codes and Enforcement

#### *Building Codes*

Building codes are not a constraint to residential development. New construction is required to meet 1988 Uniform Building Code (UBC) regulations, but the City has no significant requirements above and beyond the UBC. (There is a security lock requirement, for example.)

<sup>26</sup> "Low Density" in the General Plan translates into single-family detached houses. "Medium Density" generally equates to single-family detached at the lower end of the range, and townhouses at the upper end. "High Density" equates to apartments and senior housing.

## *Zoning*

Zoning requirements are not a constraint. Residential building setbacks (also called "required yards") are nominal—for example, a minimum 15-foot front yard is required in the R-3 high density multi-family zone, and a 20-foot front yard is required in the R-1 single-family zone. These have proven not to be a constraint to residential construction.

## *Townhouse Design Guidelines*

The Design Guidelines for Townhouse Developments were formulated in response to (1) a relatively new market-demanded building type which was increasingly being constructed in multi-family zones intended for apartments, stacked flats, or other higher-density building types, and (2) community concerns regarding their size, bulk, and preponderance of paving.<sup>27</sup> The guidelines are not a constraint to development of affordable housing because the underlying maximum density and development standards for higher density building types remains unchanged.

The Townhouse Guidelines effectively limit the density of townhouses in multi-family zones to 10 to 12 units per acre, but higher densities to 14 units per acre are readily achieved with apartments and condominiums (which generally are smaller and more affordable). *I.e.*, the density reduction does not affect the maximum underlying density of the multi-family zone; rather, it applies only to the townhouse building type, for which the density is effectively reduced by one to two units per acre. The guidelines are not without cost, however. The largest developer of townhouses in Mountain View advises that the guidelines add an average of \$20,000 to \$30,000 per unit which, at 1990 prices, amounts to about six percent of the total cost of a townhouse.

In summary, while the Townhouse Guidelines tend to raise the cost of larger townhouses suitable for families, units *other than townhouses* may be developed in the city's multi-family zones without having to conform to the Townhouse Guidelines. Furthermore, the guidelines do not affect units of any kind in any of the other zones in the city.

## *Parking*

Parking requirements in Mountain View are normal for a mid-sized suburban city: two spaces per unit for single-family and duplex units; and from 2 to 2.5 spaces per unit for multi-family dwellings depending on the unit types and other project characteristics. These requirements do not constrain the development of housing *per se*. Some affordable housing is singled out for beneficial treatment. The City amended the zoning ordinance to require a lower parking standard for affordable housing for seniors (1.15 spaces per unit) than would be required in non-age restricted, market rate developments. Also, to satisfy parking requirements for guests, the City has allowed

---

<sup>27</sup> Parking for apartments or stacked flats typically is grouped on a portion of a site or under a building. Townhouse parking typically is attached to each unit, increasing the amount and visibility of paving and limiting opportunities for landscaping.



shared parking in commercial and residential mixed-use projects, where it can be demonstrated that the uses do not have conflicting peak parking demands.

### *Substandard Lots*

Mountain View has many substandard lots. Some are only 25 feet wide and less than 3,500 square feet in area. The City allows homes to be constructed on them and has granted yard and setback variances where exceptional circumstances of lot size and shape warrant exceptions from the code.

In summary, existing and proposed land use controls and codes do not constitute a constraint to the development or the maintenance of affordable housing. The City has used Precise Plans and amendments to the zoning ordinance to facilitate higher densities and mixed-use developments and to encourage housing development in a wide range of densities and housing types.

### **Fees and Other Exactions**

Costs associated with the permit process may act as a constraint to the development of affordable housing. (The City does not waive fees for affordable housing.) Permit costs are related to processing, inspection, and installation services. Below is the estimated permit cost for development of a 1,500 square foot house on an existing, infill lot.

**Figure 26. Approximate Building Permit Costs, 1990**

Type of Permit	1,500 sq. ft. unit
	(\$112,380 to construct @ \$74.92/sq. ft.)
Building Permit	\$ 743.00
Plan Check	\$ 445.00
Construction Tax	\$ 150.00
Plumbing, Mechanical, and Electrical	\$ 150.00
<b>TOTAL</b>	<b>\$ 1,488.00</b>

These costs are similar to or lower than those in other cities in the county and are not a constraint.

### **Local Processing and Permit Procedures**

The building permit and approval process is a relatively simple one; it currently takes three to five weeks for an application to be reviewed. Building permit fees for an average 1,500 square foot home total \$1,488. Tentative subdivision map applications cost \$1,200 plus \$40 per lot (up to a maximum fee of \$3,000) and are generally processed within 80 days. There is no planning department review of applications for single-family developments which comply with existing zoning designations.

## On- and Off-Site Improvements

Mountain View, like many cities in California, is not in a financial position to use its General Fund for improvements needed to support new development, and thus must require residential developers to provide a full complement of on- and off-site improvements. Developer fees cover costs associated with connection to sewer facilities, water mains, storm drains, recreation fees, and inspections. The costs shown in Figure 27 apply only to new subdivisions and do not apply to infill development of existing single-family lots. Off-site and subdivision fees will vary greatly depending on whether the street is improved or unimproved, what fees have been paid previously, and the value of the lots. Because much of Mountain View's new housing is townhouses or condominiums, both development types are analyzed below.

**Figure 27. Off-Site and Subdivision Costs, 1990**

	Single-Family <sup>28</sup> (new subdivision) (per Lot)	Townhouse <sup>29</sup> (infill) (per Unit)	Multi-Unit <sup>30</sup> (rental) (per Unit)
Sewer Connection	\$450	\$480	\$480
Water Connection	\$630	\$630	\$630
Storm Drain Connection	\$530	\$290	\$290
Map Checking Fee <sup>31</sup>	\$ 50	\$ 50	NA
Plan Check & Inspection Fee	\$830	\$520	NA
Recreation Fee	\$6,300	\$5,400	NA
Off-site Construction Costs (Approximate)	\$18,500	\$11,500	\$11,500
<b>TOTAL</b>	<b>\$27,290</b>	<b>\$18,870</b>	<b>\$12,900</b>

Source: City of Mountain View Public Works Department

## Park Land Dedication Fees

The City of Mountain View has had a park land dedication ordinance since 1972 (Municipal Code Sec 28.57). The ordinance requires a subdivider to dedicate land, pay a fee *in lieu* thereof, or both, for park and recreational purposes. Land may be dedicated if a park site has been designated on the property in the General Plan. A fee, *in lieu* of land dedication is required (1) when the subdivision occurs on land on which no park is shown or proposed; (2) where dedication is impossible, impractical,

<sup>28</sup> Fees and costs are based on the average of three recently approved single-family subdivisions, except for the recreation fee which is based on an assumed land value of \$750,000 per acre.

<sup>29</sup> Fees and improvement costs are based on the average of four recently approved townhouse projects.

<sup>30</sup> Fees and improvement costs are assumed to be the same as for a townhouse, less costs associated with subdivision, *i.e.*, map fees, recreation fees, *etc.*

<sup>31</sup> Does not include map filing fee which is \$600.00 + \$40 per lot for a Parcel Map or \$1,200 + \$40 per lot (up to \$3,000 maximum).



or undesirable; or (3) when the proposed subdivision contains fifty (50) parcels or fewer. The *in lieu* fee calculation is based on (1) the number of units, (2) a formula which will assure provision of three (3) acres of park for each one thousand (1,000) residents, and (3) the prevailing fair market value of land in the City of Mountain View. The provisions of the park dedication ordinance do not apply to industrial subdivisions, condominium conversion of nonresidential property, or subdivision (condominium conversion) of existing apartment buildings which are more than five years old.

## 12. NON-GOVERNMENTAL CONSTRAINTS

### Cost of Housing Construction

Market constraints significantly affect the cost of housing and are important factors to take into account when discussing affordable housing. Escalating land prices and construction costs, and fluctuating interest rates, are major contributors to the ever increasing cost of housing in the Mountain View area. Figure 28, below, shows average land and construction costs for single-family attached units.

**Figure 28. Estimated 1989 Costs per Unit for Attached Housing in Mountain View**

Land	\$75,000–\$85,000 per unit
Construction	\$55–\$60 per sq. ft.
	\$90,000–\$100,000 per unit
Utilities and Improvements	\$15,000–\$20,000 per unit
Other costs (Development fees, financing, etc.)	\$80,000–\$100,000 per unit

*Source: The Plymouth Group, Mountain View.*

### Availability of Financing

Interest rates for home financing and rental development have a crucial effect on the affordability of housing in Mountain View. Mortgage interest rates have varied extremely over the past seven years, from a high near 18 percent in 1981 to a low in 1986 near 9 percent. As of March, 1990, fixed-rate 30-year mortgages can be expected to range from 9½ percent upward.

The City can mitigate some of the effects of higher rates by issuing (or participating in County issues of) Tax-exempt Mortgage Revenue Bonds. These can be issued for multi-family developments that require a percentage of low income units, and for mortgage financing for first-time buyers of single-family homes. However, changes in the Federal tax laws in 1986 limited the possibilities for issuing bonds, and require that the financing be targeted to the production of lower cost units. Possibilities also exist for the continued issuance of Mortgage Credit Certificates (MCCs) to first-time home-buyers. From 1987–1989, 192 MCCs were issued in Mountain View to first-time home-buyers. In 1990, Mountain View again joined 11 Santa Clara County cities and the County in applying to the State for authority to continue to issue MCCs. As of mid-

1990, Mountain View had issued another 22 MCCs and was requesting an additional \$1,517,500 in MCC-issuing authority—enough for a total of 80 MCCs in 1990.

Credit-worthy buyers of residential property and buildings have always been able to obtain mortgage financing in Mountain View. There are no mortgage-deficient (“red-lined”) residential areas where brokers or banks will not lend within Mountain View, nor are any areas singled-out for more careful review or required to pay higher-than-standard rates.<sup>32</sup>

### **13. OPPORTUNITIES FOR ENERGY CONSERVATION**

About 35 percent of Mountain View’s dwelling units are over 30 years old. (See Figure 19 on page 27.) During the winter, these older, energy-inefficient homes use above-average amounts of gas and electricity. The high cost for energy adds to the cost of housing and makes it less affordable. Older homes often lack attic and wall insulation, weather stripping, caulking, and storm windows. Adding those and placing gaskets behind electric switch plates, replacing broken window panes, and rehabilitating window frames and sashes will effectively weatherize Mountain View’s older homes and could markedly decrease energy consumption and housing costs.

Energy consumption is an important issue to the City of Mountain View, and the City can be expected to put effort into energy conservation and the development of alternative sources. The Building Department ensures that new and remodeled residential units comply with the State’s “Title 24” energy requirements. The City will also explore methods to reduce the consumption of non-renewable energy resources in residential developments. This Housing Element includes a requirement for all new residential development to incorporate active or passive solar heating. (See Action Program 40 on page 56.)

Pacific Gas & Electric (PG&E) has a number of programs—aimed especially at households with low-income and elderly people—to improve the energy efficiency of housing units. These programs include energy assessments<sup>33</sup>, sale of energy efficient refrigerators, insulation covers for water heaters, and insulation in general. PG&E provides a 15 percent discount for qualifying needy households.

In addition, for those with very low incomes, the cost of utilities can be reduced to make housing more affordable. The California Department of Economic Opportunity’s Low-Income Energy Assistance Program can provide financial assistance for utility payments to people who receive public assistance.

---

<sup>32</sup> Telephone conversations with World Savings and Loan, Western Mortgage (both located in Mountain View) and First Franklin Financial Corporation (in San Jose).

<sup>33</sup> A do-it-yourself energy audit questionnaire is available at each PG&E office, or one will be mailed if requested by phone. Once the completed form is returned to the utility for analysis, PG&E will mail a free evaluation of the particular home and make recommendations for insulating and saving energy. Special assistance is available to those who are handicapped or may otherwise be unable to gather the required data.



*This page intentionally left blank*

## **PART II. GOALS, POLICIES, AND PROGRAMS**

The majority of the 1982 housing programs are reiterated below with only minor changes and some simplification of wording. A target year is established for each program that has not yet been carried out. New policies and programs have been added to meet the City's goals to increase the diversity of housing types and to preserve currently affordable housing. The goals, policies, and programs below are organized into three sections relating to *HOUSING VARIETY*, *HOUSING OPPORTUNITY*, and *HOUSING QUALITY*.

### **1. HOUSING VARIETY**

The City is committed to maintaining a range of housing types to meet the housing needs of all Mountain View residents. This can be accomplished by preserving and increasing the existing supply of rental apartments and preserving the existing supply of mobile home park rental spaces. Higher-value, "executive-type" housing and infill development also are encouraged.

**Goal 1. Provide a range of housing types including single-family, townhouses, and apartments, etc.**

**Goal 2. Preserve and increase the existing supply of affordable housing.**

**Goal 3. Maintain existing mobile home parks and spaces.**

The direction for carrying out the above goals is set by policies a, b, c, d, and e, below, and f on page 46.

Policy a. The City shall encourage a mix of housing types, including both higher and lower-density housing.

Policy b. The building of housing on vacant (infill) residential land shall be encouraged.

Policy c. Support the development of reasonably-priced and innovative housing.

Policy d. Preserve existing mobile home parks.

Policy e. Encourage the development of single family homes.

The five policies, above, are implemented by the following programs:



**Action Program [1]:** *Periodically conduct and publish an inventory of available land and its holding capacity to be sure that sufficient land exists to meet the needs of a range of household types.*

**Discussion:** This document will be available to the public at the Planning Department. Restatement of 1982 General Plan Policy (RN A-3).

**Responsible Body:** Planning Department.

**Target Date:** 1990 and annually.

**Action Program [2]:** *Identify sites for possible rezoning to increased densities for residential development (12 or more dwelling units per acre) on a table in the General Plan, and on the zoning map.*

**Discussion:** This is a restatement of 1982 General Plan Policies (CD B-1 and RN A-3). The "table in the General Plan" is Table A-3 in Appendix A. Identification of sites on—and amendments to—the zoning map will occur only after changes to the General Plan Land Use Map are adopted and after completion of the Environmental Impact Report for the General Plan. These documents will be available to the public at the Planning Department. While amendments to the Zoning Ordinance and Map will then be made to ensure consistency with the General Plan, those amendments will require separate environmental review.

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

**Action Program [3]:** *Study the feasibility of using vacant, underdeveloped, and redevelopment land near Caltrain and Light Rail stations for higher density development with an emphasis on housing and housing mixed with employment uses.*

**Discussion:** This program builds on 1982 General Plan policies in the Community Development Chapter (Policy C, Implementation Statement C.4) and the Circulation Chapter (Policy F, Implementation Statement F.6). Clustering higher intensity uses, particularly housing, near rail stations benefits both transportation and housing. Designing the land use to fit with and support rail transportation makes transit use more effective. Such development provides a housing choice for people who seek less dependency on the private auto.

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

**Action Program [4]:** *Continue to regulate condominium conversions by ordinance.*

**Discussion:** This is a restatement of 1982 General Plan Policy (RN C-1,4). The condominium conversion ordinance has been in place and has been effective since 1979. The ordinance allows conversions when they will not reduce the existing rental housing stock below an established

base. See discussion under Policy C, page 7.

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

Housing Unit Count: This would preserve approximately 15,000 apartment rentals, plus others which are approved but not yet built.

**Action Program [5]:** *Designate "Mobile Home Park" as a residential land use category on the Land Use Map of the General Plan.*

**Discussion:** This amends 1982 General Plan Policy (CD O-2) and accords with direction from the Council at the time of adoption of the Mobile Home Ordinance.

**Responsible Bodies:** City Council, Planning Commission, and Planning Department.

**Target Date:** By 1991.

Housing Unit Count: The "mobile home park" land use designation, together with existing zoning regulations, will encourage the retention of approximately 1,175 mobile homes.

**Action Program [6]:** *Continue to allow manufactured housing in all residential zones.*

**Discussion:** The zoning ordinance allows manufactured housing in all residential zones.

**Responsible Bodies:** City Council, Planning Department.

**Target Date:** 1990 and continuing.

**Action Program [7]:** *Prepare guidelines for the development of single-family homes on small lots, and continue to approve small lot sizes in conjunction with the guidelines.*

**Discussion:** City staff will write guidelines for the development of small-lot single-family projects in the duplex and multi-family zones for review and approval by the Environmental Planning Commission and City Council. These units will be lower in cost than would otherwise be the case if the City did not promote ownership housing on lots smaller than the minimum normally allowed under R-1 zoning.

**Responsible Bodies:** Planning Department, Environmental Planning Commission, City Council.

**Target Date:** 1990 and annually.

Housing Unit Count: Infill projects should be able to produce 15 to 25 somewhat lower-cost housing units per year, or 75–125 units by 1995.

**Action Program [8]:** *Identify ways to create opportunities for first time home-buyers, especially critical public employees like firefighters and police.*



**Discussion:** City employees have a difficult time finding affordable housing in Mountain View. Only the highest paid firefighters and police officers can pay the average monthly mortgage for the least expensive one-third of the city's homes.

**Responsible Body:** Planning Department, City Council.

**Target Date:** 1995.

Housing Unit Count: This program could generate 10 to 12 units by 1995.

**Action Program [9]:** *Periodically conduct and publish an inventory of public land available for below-market-rate housing.*

**Discussion:** This document will be available to the public at the planning department. This is a restatement of 1982 General Plan Policy (RN F-1,6).

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

**Action Program [10]:** *Promote infill development of vacant urban residential land within the city.*

**Discussion:** The City acknowledges the difficult task of fitting a new home into an existing neighborhood (or a new apartment building into an existing multi-family area). The City shall provide planning resources and information and identify sites to facilitate the development of these areas. Guidelines proposed in Action Programs 7, 47, and 52 will support these efforts.

**Responsible Bodies:** Planning Department.

**Target Date:** 1990 and continuing.

Housing Unit Count: 75–125 units by 1995.

**Action Program [11]:** *The City shall review and amend the zoning map to provide land in a range of residential zoning classifications appropriate to meet new housing construction needs.*

**Discussion:** This is a restatement of 1982 General Plan Policy (CD A-2, B-2). Amendments to the zoning map will be made only if consistent with the General Plan Land Use Map and will require separate environmental review.

**Responsible Bodies:** Planning Department, Planning Commission, City Council.

**Funding:** Mountain View General Fund.

**Target Date:** By 1992 and as requested through re-zoning applications.

**Action Program [12]:** *Examine zoning ordinance provisions for the development of second dwelling (or "granny") units, and amend or amplify as warranted.*

**Discussion:** This is a restatement of 1982 General Plan Policy (RN A-6). The examination will determine whether changes can be made to increase the number of such units being developed, and to assure continued compliance with State law regarding "second units."

**Responsible Bodies:** Planning Commission, City Council, and Planning Department.

**Funding:** Mountain View General Fund.

**Target Date:** By 1993.

Housing Unit Count: 8 to 10 low income housing units could be produced each year, or 40–50 units by 1995.

**Action Program [13]:** *Revise the zoning ordinance to provide a 25 percent density bonus as well as other concessions and incentives to residential developments which set aside 20 percent of their units as housing for lower-income households, or 10 percent for very-low income households, or 50 percent for seniors.*

**Discussion:** In part, this is a restatement of 1982 General Plan Policy (RN F-4,5 & I-4). The City's intent is to assure continued compliance with State law, amended in 1989, regarding "density bonuses." It was the Legislature's intent that the bonuses and incentives contribute significantly to the economic feasibility of constructing housing for lower-income families. An ordinance specifying the method of providing developer incentives must be adopted—it can be part of the zoning ordinance—along with procedures for assessing developer compliance. Amendments to the Zoning Ordinance to accommodate density bonuses will require separate environmental review.

**Responsible Bodies:** Planning Commission, City Council, and Planning Department.

**Funding:** Mountain View General Fund.

**Target Date:** By 1991.

Housing Unit Count: 10 very low income housing units, or 20 lower-income units, or 50 senior units could be produced each year under "density bonus" provisions. By 1995, 50 very low income housing units, or 100 lower-income units, or 250 senior units could be produced.

**Action Program [14]:** *Encourage the construction of an average of 470 housing units per year over the 15-year time period of the General Plan.*

**Discussion:** This is a restatement of 1982 General Plan Policy (CD B-1, 2 and text on page 40 in the Plan); it is consistent with Mountain View's housing commitments to the Golden Triangle Task Force; and it will meet



the ABAG "Fair Share" targets set forth in Figure 24 on page 32. The proposed rate of housing construction substantially exceeds the *average* historic rate of 190 units per year since 1982; however, the proposed rate *has been exceeded* four times during the past 10 years.

**Responsible Bodies:** Planning and Public Works Departments, Planning Commission.

**Target Date:** Annually, and complete by 2005.

Policy f. Promote and assist the preservation of "at-risk" affordable housing.

**Action Program [15]:** *Provide loans and grants for equity financing of "at-risk" affordable housing by non-profit housing corporations.*

**Discussion:** Tyrella Gardens' 56 units could not have been acquired without CDBG assistance from the City. An additional 52 units are at risk before 1995.

**Responsible Bodies:** Planning Department, City Council.

**Funding:** From CDBG and local sources, including the City's redevelopment agency (the Revitalization Authority).

**Target Date:** 1991 and continuing.

Housing Unit Count: With Action Programs 16 and 17, an aggregate of up to 52 low-income units can be preserved by 1995.

**Action Program [16]:** *Urge Congress and the President to permanently extend the Low Income Housing Tax Credit and Mortgage Revenue Bond programs.*

**Discussion:** These programs provide non-profit corporations with valuable tools to acquire at-risk units. However, the programs have never been made permanent, have always been legislated with "sunset" dates, and next expire on September 30, 1990.

**Responsible Bodies:** Planning Department, City Council.

**Target Date:** Immediately.

Housing Unit Count: With Action Programs 15 and 17, an aggregate of up to 52 low-income units can be preserved by 1995.

**Action Program [17]:** *Consider adopting a local Preservation Ordinance to protect at-risk units.*

**Discussion:** Upon conversion, the previously subsidized units will no longer be subject to the federal rent regulations which have protected the tenure of the low income tenants. This loss of protection is expected to lead to dramatic rent increases, with most or all of the occupants of the

units being displaced once market rents are charged. A model Preservation Ordinance has been drafted which would combat the effects of conversion—without requiring the acquisition of the at-risk units—by freezing the government-regulated rent as of the date of conversion.

**Responsible Bodies:** Planning Department, EPC, City Council.

**Target Date:** 1992.

Housing Unit Count: With Action Programs 15 and 17, an aggregate of up to 52 low-income units can be preserved by 1995.

## **2. HOUSING OPPORTUNITY**

The City wants to assure housing opportunities within the community for persons of all economic levels. It desires that a choice of housing types and locations will be available to all persons.

**Goal 4. Provide housing opportunities and promote the development of safe, sanitary, and desirable housing for persons of all economic levels.**

**Goal 5. Insure a choice of housing types and locations to all persons regardless of race, sex, sexual orientation, national origin, age, marital status, familial status, ancestry, religion, color, or physical or mental handicaps.**

**Goal 6. Provide temporary shelter for the homeless and those in crisis.**

**Goal 7. Provide affordable housing in a number of locations, in a variety of house types and prices, for purchase and for rent.**

The direction for carrying out the above goals for housing opportunity is set by Policies "g" and "h" through "n," below:

Policy g. Continue to pursue governmental programs that provide housing assistance and financial incentives for housing developments, and make efforts to stimulate private financing.

Policy h. Ensure that adequate residential land is available to accommodate the new construction and sites needed to meet ABAG's "Fair Share Housing Needs" as described in Figure 24, page 32.

Policies "g" and "h" are implemented by the following Action Programs:



**Action Program [18]:** *Continue to contact non-profit housing developers to assist in identifying appropriate sites and to encourage the development of affordable and senior housing.*

**Responsible Bodies:** Planning Department, City Manager.

**Target Date:** 1990 and continuing.

**Action Program [19]:** *In order to apply annually for State, Federal, and other housing assistance programs, including Community Development Block grant (CDBG) funds, the City shall continue to support and operate the Mountain View Planning Department.*

**Discussion:** Housing assistance goals and priorities are established and maintained through the Housing Element of the General Plan and the Housing Assistance Program.

**Responsible Body:** Planning Department.

**Funding:** Mountain View General Fund as available; State and Federal programs.

**Target Date:** 1990 and annually.

**Action Program [20]:** *The City shall expend at least half of its CDBG funds for housing purposes, principally to benefit lower income households.*

**Discussion:** This is a restatement of 1982 General Plan Policy (RN F-5). Lower income households can be helped in a number of ways. Each year, the City will establish targets for its CDBG funds in order to implement the various action programs contained in this Housing Element. Specifically, the City will examine using CDBG funds for Single Room Occupancy Hotels (SROs) and the following Action Programs: [1 and 9] conducting the land inventory; [15] assisting in the equity financing of at-risk units; [22] rehab; [27] leveraging; [28] relocating and/or reusing City-owned housing; [29] assisting non-profit corporations; [39] affordable senior housing; and [44] rehabilitating non-conforming housing.

**Responsible Body:** Planning Department.

**Funding:** U.S. Department of Housing and Urban Development.

**Target Date:** 1990 and continuing.

Housing Unit Count: Up to 500 lower income households can be assisted with CDBG funds by 1995.

**Action Program [21]:** *The City shall consider whether and how to encourage and/or finance development of SROs in Mountain View.*

**Discussion:** Single room occupancy hotels (SROs) provide transitional housing for the homeless (those who find themselves periodically without permanent shelter—see definition of “homeless,” bottom page 18), but SROs primarily provide permanent housing for seniors, the unemployed, and the “working poor.” This study will include guidelines for identifica-

tion of sites which are compatible with surrounding land uses and in close proximity to jobs, public transportation, and community services.

**Responsible Body:** Planning Department.

**Target Date:** June, 1991.

**Action Program [22]:** *The City shall apply for Community Development Block Grant (CDBG) funds to rehabilitate an average of 10 homes each year. The funds shall be used to aid low and moderate income households city-wide.*

**Discussion:** This restates of 1982 General Plan Policy (RN H-1).

**Responsible Body:** Planning Department.

**Funding:** CDBG funds, City Revolving Loan Accounts, and other available State and Federal programs.

**Target Date:** 1990 and annually (as funding sources are announced), and continuing through revolving loan accounts.

**Action Program [23]:** *The Revitalization Authority and redevelopment plan will have as one of their purposes to encourage the construction and/or improvement of affordable housing.*

**Responsible Bodies:** Revitalization Authority Board of Directors, Revitalization Committee, Planning Department.

**Funding:** The 20 percent set-aside for affordable housing.

**Target Date:** As funding becomes available, or by 1995.

Policy i. Prohibit discrimination in the sale, rent, and development of housing in Mountain View.

**Action Program [24]:** *Maintain a "discrimination complaints procedure" to take housing discrimination complaints, investigate, and provide counseling.*

**Discussion:** Midpeninsula Citizens for Fair Housing currently operates this program for the City. This is a restatement of 1982 General Plan Policy (RN D-1).

**Responsible Bodies:** City Council, with Planning Department responsible for contract.

**Funding:** Mountain View General Fund and CDBG.

**Target Date:** 1990 and continuing.

Policy j. Encourage good relations between housing providers and tenants.

**Action Program [25]:** *Continue to refer landlord-tenant complaints to a City-funded contractor for mediation.*

**Discussion:** Peninsula Area Information and Referral Service (PAAIRS) currently provides this service under contract to the City.



**Responsible Bodies:** City Council, Planning Department responsible for contract.

**Target Date:** 1990 and continuing.

Policy k. The City or its designee shall ensure that occupants of publicly subsidized below-market-rate units meet the income restrictions of the development.

Policy l. The City or its designee shall ensure that publicly subsidized below-market-rate units are preserved as affordable—even upon change of ownership.

Policy m. The City shall pursue County, State, and Federal programs that enhance housing opportunities for lower and moderate-income households.

Policies “k” through “m” are implemented by the following Action Programs:

**Action Program [26]:** *Correlate the vacant land inventory with existing needs of lower and moderate-income households, and determine whether to redesignate land for specific housing types.*

**Discussion:** The amount of vacant land in the city is more than adequate to provide the housing needed by low- and moderate-income households. However, some of this land inevitably will be used for housing for higher income families. At the same time, other land—not now zoned for residential use—will be rezoned and will become part of the vacant land inventory. The City will maintain an up-to-date inventory, adding land as it is rezoned to residential and subtracting land as it is developed, and will periodically assess whether the city has a sufficient land supply, appropriately zoned, for the production of low- and moderate-income housing.

**Responsible Body:** Planning Department.

**Target Date:** 1990 and annually.

Housing Unit Count: Up to 1,219 units can be constructed by 1995 based on the identified vacant land inventory.

**Action Program [27]:** *Apply for Community Development Block Grant (CDBG) subsidies to assist in developing affordable housing, and leverage these funds.*

**Discussion:** To the degree possible, maximize these resources by combining them with other funds and programs.

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

**Action Program [28]:** *Excess City-acquired housing that is suitable shall be returned to the tax rolls but shall be made available to or relocated for use by lower- and/or moderate income households, first-time buyers, and appropriate equivalent programs giving preference to public employees providing essential public services.*

**Discussion:** This refers to the future use of City-acquired surplus properties. City employees have a difficult time finding housing in Mountain View at a price they can afford to pay. Only the highest paid firefighters, police officers, and teachers could afford the average monthly mortgage for the least expensive one-third of the city's homes. It is important to the quality of life in Mountain View that public employees and providers of emergency and essential services (police, fire, and maintenance) be able to live in Mountain View. Therefore, the City will need to develop programs which can make housing affordable. The programs will include methods to preserve affordability on resale, through such methods as equity sharing, for example.

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

Housing Unit Count: Up to 10 units can be relocated by 1995.

**Action Program [29]:** *Utilize non-profit corporations and the County Housing Authority to perform such activities as acquiring or leasing below-market-rate housing for lower and moderate-income households, insuring that qualified occupants are placed in the houses, and that affordability is preserved.*

**Discussion:** Both the Housing Authority and the Mid-Peninsula Housing Coalition have experience in developing and acquiring housing, qualifying tenants, and assuring that the units are reserved for and occupied by qualified tenants.

**Responsible Bodies:** Housing Authority, Planning Department, City Manager.

**Target Date:** By 1992.

Housing Unit Count: Non-profit corporations and the Housing Authority can be expected to acquire or lease up to 150 units by 1995.

**Action Program [30]:** *Use readily available methods, such as developer agreements, to encourage a full range of housing types, including affordable units for buyers and renters.*

**Discussion:** The City must pass an enabling ordinance before it can enter into developer agreements under State law.

**Responsible Bodies:** City Manager, Planning Department, City Attorney, and City Council.

**Target Date:** Enabling ordinance by 1992.



Housing Unit Count: Up to 140 units of moderate-income ownership housing and 100 units of very-low or low-income rental housing by 1995.

**Action Program [31]:** *Continue to participate in and promote the Section 8 Existing Housing Program and voucher program.*

**Discussion:** The Housing Authority operates the Section 8 program within Mountain View and other cities in the county. Section 8 Certificate holders rent from apartment developments that have Section 8 contracts with the Housing Authority. The certificate holders may not pay more than 30 percent of their income toward rent, and the federal government, through the Housing Authority, provides the apartment owner with a check for the difference between what the tenant can pay and the HUD-determined *Fair Market Rent*. Holders of *vouchers* can rent from *any* willing landlord, who must then agree to contract with the Housing Authority and receive the rent subsidy check from them. With voucher holders, however, the landlord may charge *more* than the Fair Market Rent, yet the subsidy payment provided by the Housing Authority will remain the same—*i.e.*, the difference between the Fair Market Rent and 30 percent of the tenant's gross income. The result is that, in the case of two renters with identical incomes, both will receive the same subsidy, but the voucher holder may wind up paying more than 30 percent of his or her income for rent, whereas the certificate holder will not.

**Responsible Body:** Housing Authority of Santa Clara County.

**Target Date:** 1990 and continuing.

Housing Unit Count: Up to 209 Section 8 Certificate holders and 158 Voucher holders will receive rent subsidies annually through 1995.

Policy n. The City recognizes the importance of and need to temporarily house the homeless, battered spouses, and others in crisis.

**Action Program [32]:** *Continue to monitor statistics from police, County agencies, and private organizations regarding emergency shelter needs; and foster, cooperate with, and support (financially and otherwise) public and private efforts to respond to those needs.*

**Discussion:** The Planning Department has been monitoring statistics. It is now imperative that the City take steps to foster the private efforts that will provide emergency shelter. Among other things, the City can lease or sell land and/or buildings, at less than full market value, to organizations that will operate the shelter and provide associated services. The City can also assure a simple and speedy process for any zoning approvals and building permits that may be needed.

**Responsible Bodies:** Planning Department, Planning Commission, City Council.

**Target Date:** 1990 and continuing.

**Action Program [32]:** *Specify six sites in the city on which to develop emergency shelters and transitional housing for 50 percent of the established need.*

**Discussion:** Housing for 200 to 400 homeless persons is needed in Mountain View. (See page 19.) Two City-owned properties have been identified which could be used to house the homeless: a 2-bedroom house at 716 Shoreline and a duplex at Oak and Church Streets. Three families could be accommodated in the house and duplex. The City will begin immediately to assess each property in terms of suitability and improvement costs, funding sources, *etc.*, and to find additional sites. It should be noted that the National Guard Armory may be available for emergency shelter, and that an ecumenical group is operating a shelter by rotating its location among several churches.

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

Housing Unit Count: Up to 30 units of transitional housing and emergency shelter can be provided by 1995.

**Action Program [34]:** *Continue to fund the Emergency Housing Consortium and the Community Services Agency.*

**Discussion:** The latter operates an Emergency Assistance Program which provides hotel vouchers, food, and other basic necessities for Mountain View's homeless. In addition, the Community Services Agency is working with an ecumenical program in Mountain View and Los Altos which operates a rotating emergency shelter in seven Los Altos churches. Plans are for the rotating shelter to expand to churches in Mountain View. The facility operated by the Emergency Housing Consortium, which helps house Mountain View's homeless, is located in the City of Santa Clara.

**Responsible Bodies:** Planning Department, City Council.

**Target Date:** 1990 and continuing.

**Action Program [35]:** *Provide "priority processing for City design review and permit approval processes for affordable housing, emergency shelters, and transitional housing.*

**Discussion:** Affordable housing is a high priority deserving preferential treatment. Priority processing could facilitate affordability by reducing the time for which up-front costs would have to be carried. In addition, the City often funds carrying costs for affordable housing (through CDBG), so that the less time taken by permit processing, the greater the leverage of City monies used.



**Responsible Bodies:** Planning Department, City Council.

**Target Date:** 1990 and continuing.

**Action Program [36]:** *Mobilize a Joint Task Force from Mountain View and Los Altos—and invite surrounding cities—to address homeless issues in those cities and to propose solutions to their respective City Councils.*

**Discussion:** The Los Altos Planning Commission is expected to recommend a Joint Task Force to the Los Altos City Council in conjunction with the Los Altos Housing Element update. A joint approach to dealing with homelessness in Los Altos and Mountain View is appropriate since many current efforts in support of the homeless stem from organizations from the combined area (e.g., Community Services Agency, Churches Committee on Homelessness, and Los Altos/Mountain View Ministers Association).

**Responsible Bodies:** Mountain View and Los Altos City Councils.

**Target Date:** September, 1990.

Policy o. Large scale commercial and industrial development proposals shall be reviewed to determine whether they create a demand for housing.

**Action Program [37]:** *Estimate the housing impacts of, and prepare mitigations for, employment-generating commercial and industrial developments that require Environmental Impact Reports (EIRs) and as required by Congestion Management Plan legislation (AB 1791, effective August 1, 1990).*

**Discussion:** Called "linkage," this program, with variations, is in effect in several northern California communities, including Palo Alto and San Francisco. The result, in those cities, is that a new, large, employer will pay a one-time mitigation fee of several dollars per square foot of commercial or industrial floor area constructed. The fee goes to a housing trust fund to be used to assist developers of affordable housing. The Congestion Management Plan, among other things, requires a "trip reduction and travel demand element," which in turn requires "improvements in the balance between jobs and housing."

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

Policy p. Facilitate the development of housing for seniors.

Policy q. Facilitate the development of remodeling of housing for the handicapped.

**Action Program [38] :** *Encourage congregate care housing or senior housing with centralized facilities and services.*

**Discussion:** Sites for such projects have been identified in various Precise Plans prepared and adopted by the City. A lower parking ratio

has been adopted for them. Some of these units should be "affordable." CDBG funds have been made available by the City to assist non-profit developers and could be made available to for-profit developers in return for their reserving a portion of the units for lower-income households.

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

**Action Program [39]:** *Continue to utilize the Neighborhood/Housing Trust Fund to fund senior and handicapped housing projects, rehabilitation, and other housing-related programs.*

**Discussion:** The Neighborhood/Housing Trust Fund is currently capitalized by a CDBG loan portfolio of approximately \$2.1 million and is earmarked for housing. By increasing the number and amount of CDBG loans, the Trust Fund can continue to grow and thereby provide increased funds for housing purposes.

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

Housing Unit Count: 150 units by 1995.

**Action Program [40]:** *After investigating the impact on City finances—and on affordability or feasibility of low cost housing, consider waiving or reducing City fees for special housing developments, such as below-market-rate family or senior housing, where waiving the fees is found to be a stimulant to development.*

**Discussion:** The Mid-Peninsula Housing Coalition, the State Department of HCD, and the Bay Area Council all have suggested that Mountain View's fees are too burdensome for affordable housing. They recommend that the City waive or reduce certain fees in line with programs in other communities to promote affordable housing.

**Responsible Bodies:** Planning Department, Public Works Department, Finance Department, City Manager.

**Funding:** Mountain View General Fund.

**Target Date:** 1990 and continuing.

Housing Unit Count: 150 units could benefit from this program by 1995.

### 3. HOUSING QUALITY

The presence of high quality housing in good condition is important to the community and to the character of the City's neighborhoods. The City always seeks to improve the condition of its existing housing and enhance the residential quality and character of Mountain View.



Older sections of the community should be maintained and upgraded. To that end, the City will continue to offer low cost rehabilitation loans and also will seek the cooperation of local lending institutions for financing structural improvements.

The City will endeavor through the development approval process to insure that Mountain View's community character, housing quality, and physical and visual environment are improved, and that energy-conservation features are incorporated into the design of residential developments and homes.

**Goal 8. Improve the condition of the housing in the city.**

**Goal 9. Enhance the character of Mountain View's neighborhoods.**

**Policy r.** Promote energy-efficient and environmentally sensitive residential development, remodeling, and rehabilitation.

**Action Program [41]:** *The City will develop guidelines to encourage all new construction to include active and/or passive solar heating, and will develop programs to assist in the retrofitting of existing housing.*

**Discussion:** In developing the guidelines, the City will take care to assure that the construction of affordable units will not be discouraged by requirements for using solar energy. Exemptions for affordable units will be considered. Although a quantified cost/benefit analysis is beyond the scope of this Housing Element, it is expected that this program will cause a nominal increase in the initial cost of a new house or housing unit—an expense which will be offset by reduced energy costs over time. Those who own existing homes—not built to current energy-efficiency standards—can also reduce their monthly housing costs by investing in energy-saving improvements. The City will work with PG&E to develop educational and/or loan programs to assist homeowners in retrofitting their houses to make use of solar energy for water and space heating and air-conditioning and for overall energy efficiency.

**Responsible Bodies:** Planning Department, Public Works Department, Building Division.

**Target Date:** 1992.

Housing Unit Count: 184 units can be expected to participate each year.

**Action Program [42]:** *Draft a solar access ordinance for EPC review and Council action.*

**Discussion:** To take maximum advantage of solar energy, buildings need to be properly oriented. At the same time, homeowners who invest in solar energy equipment should be protected from trees or buildings

that may block their sunlight. Workable solar access ordinances have been developed in a number of California communities and can serve as models for a Mountain View ordinance.

**Responsible Body:** Planning Department.

**Target Date:** 1992.

Policy s. Provide guidelines and standards for the conversion of existing structures to condominiums.

Policy t. The City shall continue and expand its housing rehabilitation program.

Policy u. The selective rehabilitation of non-conforming housing shall be permitted and encouraged.

Policies "r" through "t" are implemented by Action Programs 43 through 45:

**Action Program [43]:** *Continue to identify target areas where housing is suitable for rehabilitation.*

**Discussion:** Planning and housing staff will note areas of the City which exhibit signs of deterioration. The Neighborhoods Division staff uses established criteria to determine the neighborhoods and the areas within them to target for clean up efforts. As an example the Castro City neighborhood was targeted in 1990. These efforts include an information campaign regarding the housing rehabilitation program.

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

**Action Program [44]:** *Facilitate rehabilitation of non-conforming residential structures on a case-by-case basis.*

**Discussion:** Changes to non-conforming structures are evaluated through Site Plan and Architectural Review to assure the health, safety, and welfare of the community; to maintain the neighborhood character; and to enhance the desirability of mixed-use developments.

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

Housing Unit Count: This program could retain five to six housing units per year.

**Action Program [45]:** *Continue the Housing Rehabilitation Program to provide assistance to lower and moderate income homeowners.*

**Discussion:** Continue to use CDBG funds to enable lower income persons to retain safe and affordable housing and to arrest neighborhood deterioration, by facilitating home repair and improvement. Lower in-



come applicants will continue to receive priority over moderate income households. The program offers a sliding scale of interest rates with the lowest rate offered to those earning 50 per cent or less of median income and the highest rate offered to those in the top end of the moderate income range (120 percent of median income).

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

Housing Unit Count: 10–12 units can be expected to participate each year, with a maximum of 40 through 1995.

Policy v. Continue to maintain the high quality and visual character of Mountain View's neighborhoods, and where needed, assist in their improvement.

**Action Program [46]:** *Continue code enforcement and maintenance of public areas and neighborhoods.*

**Discussion:** City ordinances regulate the parking and placement of recreational and other oversize vehicles, and the storage of rubbish, equipment, machinery, and other items in front and side yards visible from the street. The Planning Department is responsible for nuisance abatement and zoning enforcement, and it also operates Neighborhood Improvement Programs involving clean-up/fix-up activities and concentrated public investment in street trees, mini-parks, road improvements, and the like.

**Responsible Bodies:** Planning Department, Building Department, Parks and Recreation Department.

**Target Date:** 1990 and continuing.

**Action Program [47]:** *Establish design and development guidelines to facilitate compatibility between neighboring developments.*

**Discussion:** Compatibility between neighboring developments is a City objective. The City's design review process enhances compatibility between multiple family residential developments and for single-family projects that vary from standard zoning regulations. Still, accomplishing the overall objective will be elusive unless the causes of incompatibility are isolated and defined. From such a study, it may be possible to develop general rules that enhance compatibility while still promoting other City goals, including the provision of affordable housing and a variety of housing types.

**Responsible Bodies:** Planning Department, Planning Commission, Revitalization Authority Board of Directors, Revitalization Committee.

**Target Date:** 1990 and continuing.

**Action Program [48]:** *Identify ways to encourage redevelopment and/or rehabilitation of older apartment homes that are showing serious signs of deterioration and creating neighborhood blight.*

**Discussion:** The City has several programs which address rehabilitation of single family housing, but none that target multi-family development. There may be State or other funds available to implement such a program. In developing the new program, the City will take steps to ensure that persons living in apartment housing slated for rehabilitation or redevelopment will not be displaced, or will be provided with satisfactory replacement housing.

**Responsible Body:** Planning Department.

**Funding:** Mountain View General Fund.

**Target Date:** 1992.

**Action Program [49]:** *Mountain View will continue to support the efforts of its neighborhood associations to improve neighborhood character and housing quality.*

**Discussion:** The City has several programs which support neighborhood planning efforts through neighborhood clean-up campaigns, the Council Neighborhoods Committee and through preparation of neighborhood studies.

**Responsible Body:** Planning Department.

**Funding:** Mountain View General Fund.

**Target Date:** 1990 and continuing.

Policy w. Housing in the city shall be maintained and improved to meet health, safety, and fire standards.

**Action Program [50]:** *The City shall maintain its existing, simple, and efficient level of planning and permit approval and building inspection service, while continuing to protect the public health, safety, and welfare.*

**Discussion:** A recent management consultant study of the Planning Department concluded that Mountain View's development review procedures were among the speediest in the Bay Area.

**Responsible Bodies:** Planning Commission, City Council, Building and Planning Departments.

**Funding:** Mountain View General Fund.

**Target Date:** 1990 and continuing; annual review.

**Action Program [51]:** *The City will undertake a study to determine the effects of initiating a program of inspections of single-family rental housing to assure that minimum safety standards are met.*

**Discussion:** Among other things, the study will determine whether inspections should be conducted on a regular and periodic basis or on a complaint basis; the staffing and financing requirements; the ability to recapture the costs of the program through fees; and whether the fees or



the resulting home improvements will have the potential to increase the cost of rental housing in the city.

**Responsible Bodies:** Planning Department, City Council.

**Target Date:** 1992.

Policy x. Assure the construction of safe and attractive mobile and modular housing.

**Action Program [52]:** *The City shall maintain in its zoning ordinance design requirements and criteria for modular housing and mobile homes.*

**Discussion:** Mountain View has allowed modular and mobile housing on permanent foundations in residential areas under zoning established in 1981.

**Responsible Body:** Planning Department.

**Target Date:** 1990 and continuing.

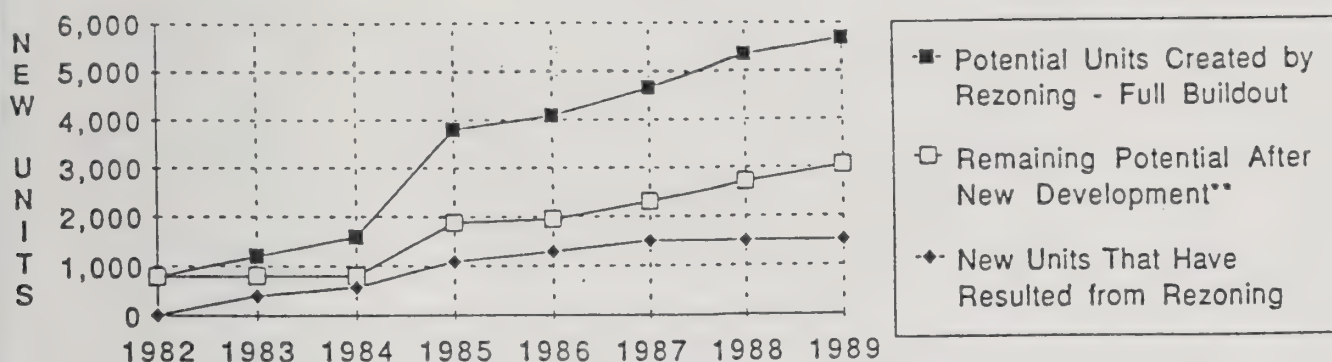


# Appendix A.

## Tables



TABLE A-1. ZONING FOR NEW HOUSING, 1982-1989



Precise Plans Adopted or Amended	Date	Acres	Existing or Approved New Housing Units	Maximum Potential New Housing Units
Ortega - El Camino	Sep-82	7.86	0	786
Villa - Mariposa	Dec-83	25.00	386	400
Castro Gateway	Jan-84	5.00	0	215
Moore Site	Jan-85	15.00	63	100
Eagle Square	Feb-85	18.00	370	600
Central Castro	Nov-85	4.40	0	175
El Monte - El Camino	Dec-85	5.80	0	125
San Ramon	Jan-86	8.65	202	230
2100 California	Apr-86	1.47	0	23
394 Ortega Avenue	Apr-86	2.03	3	26
Mora - Ortega	May-87	10.50	0	325
California - Ortega	Jun-87	9.80	220	247
Downtown	Jan-88	48.37	0	700*
Clark-Marich	Jun-89	7.72	0	336
Subtotal		169.60	1,244	4,288

Other Rezoning	Date	Acres	Rezoning Action	Maximum Potential New Housing Units
220-278 Monroe Drive	Feb-82	9.30	R3-3 & R3-2 to R3-2.2	12
Bryant - Bowers Ave	Nov-83	1.67	A to R1-8L	9
Cuernavaca	Sep-84	25.00	A to P (Sylvan-Dale)	171
Grant Rd - Sleeper Ave	May-85	1.50	R1-7.5L to R1	2
Moffett Boulevard	May-85	12.36	CG & CD to C3	200*
C3 Rezoning Program	Jul-85	150.00	C3T, CD & R3 to C3	1,000*
Eunice Avenue	Dec-89	0.91	R1-10L to R1-9L	1
Subtotal		200.74		1,395
TOTAL		370.34		5,683

\* The Downtown and C3 Districts are principally commercial zones, but allow high-density housing as a conditional use. Existing commercial development will slow the addition of new housing units.

\*\* "Remaining Potential After New Development" subtracts all new units and assumes a maximum of 400 units Downtown, 50 units on Moffett Boulevard, and 500 units for the C3 Rezoning Program (El Camino Real).





**TABLE A-2. JOBS PER EMPLOYED RESIDENT, MOUNTAIN VIEW AND NORTHERN SANTA CLARA COUNTY, 1985 AND 2005**

Jurisdiction	1985					2005				
	Households	Household Population	Employed Residents	Jobs	Jobs/ Housing Balance*	Households	Household Population	Employed Residents	Jobs	Jobs/ Housing Balance*
Palo Alto	25,330	59,800	38,500	80,940	2.10	27,470	60,700	42,300	90,320	2.14
Los Altos	10,800	29,600	16,200	8,950	0.55	11,010	28,900	16,400	9,790	0.60
Sunnyvale	46,970	114,600	70,900	130,180	1.84	56,250	131,600	82,700	148,610	1.80
<b>Total</b> (without Mountain View)	<b>83,100</b>	<b>204,000</b>	<b>125,600</b>	<b>220,070</b>	<b>1.75</b>	<b>94,730</b>	<b>221,200</b>	<b>141,400</b>	<b>248,720</b>	<b>1.76</b>
Mountain View	28,970	62,900	41,700	63,870	1.53	33,080	70,100	47,300	79,340	1.68
<b>North County Total</b>	<b>112,070</b>	<b>266,900</b>	<b>167,300</b>	<b>283,940</b>	<b>1.70</b>	<b>127,810</b>	<b>291,300</b>	<b>188,700</b>	<b>328,060</b>	<b>1.74</b>

\* Jobs/Housing Balance divides jobs by employed residents.

A jobs/housing balance greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Source: ABAG, "Projections '90," December 1989, pp. 231-235.

**TABLE A-3. POTENTIAL RESIDENTIAL REDEVELOPMENT SITES**

<i>Site Number</i>	<i>Area Description</i>	<i>EPC Recommendation</i>	<i>Land Area (Acres)</i>	<i>Current Zoning</i>	<i>Potential Zoning</i>	<i>Potential DU/Acre</i>	<i>Potential Units</i>
1	Leghorn/Independence West	Land Use Alternative	64	MM-40	R3-2.2	18	1,150
2	Leghorn/Independence East	Land Use Alternative	18	MM-40	R3-2.2	18	320
3	Plymouth/Sierra Vista	Land Use Alternative	25	MM-40	R3-2.2	18	450
4	Fairchild Drive and Ellis Street	Land Use Alternative	112	ML	R3-2	20	2,240
5	Evelyn Avenue and Moorpark Way	Land Use Alternative	18	PC-Ind	R3-1.5	25	450
6	Evelyn Avenue and Villa Street	Redevelop for Res.	26	CG	R3-2.5	15	390
7	Old Mill Site (Showers and California)	Redevelop for Res.	23	PC-Com	PC-Res	35	810
8	Del Medio Court (Sears Warehouse)	Redevelop for Res.	4	MM	R3-2.2	18	70
9	Greenhouse at Marilyn Avenue	Redevelop for Res.	6	A	R1	5	30
10	SE corner of Grant and Levin	Redevelop for Res.	15	Pre R1-8L	R1-8L	4	60
11	Terra Bella/Linda Vista	Land Use Alternative	43	MM	R1	6	250
12	Shoreline Blvd south of Middlefield Rd	Redevelop for Res.	3	PC-Ind	R3-2	20	40
13	Polaris and Gemini Avenues	Redevelop for Res.	9	ML	R3-2	21	190
14	NE Corner of Easy St and Central Expy	Redevelop for Res.	2	ML	R3-3	12	24
15	Downtown	Redevelop for Res.	48	PC-Mixed Use	N/A*	15	400
16	Mayfield Ave and Central Expy (HP)	Land Use Alternative	6	PC-Off & Com	R3-3	12	72
17	SE Corner of El Camino and El Monte	Redevelop for Res.	5	PC-Mixed Use	N/A*	25	125
18	El Camino Commercial Strip	Redevelop for Res.	150	C3	N/A*	40	500
<b>Total</b>			<b>577</b>				<b>7,571</b>

\* Note: Existing zoning allows housing, however new incentives could increase housing potential.



**TABLE A-4. NEW DWELLING UNITS AND PROJECTED POPULATION GROWTH, 1982 - 1989**

	<i>DISTRICT</i>	<i>1982</i>	<i>1983</i>	<i>1984</i>	<i>1985</i>	<i>1986</i>	<i>1987</i>	<i>1988</i>	<i>1989</i>	<i>TOTAL NEW DWELLING UNITS</i>	<i>PROJECTED POPULATION INCREASE</i>
A-4	Central	-(8)	1	10	277	-(1)	27	400	28	734	1,593
	Grant	0	0	1	0	16	0	0	15	32	69
	Miramonte	2	21	0	1	0	0	3	1	28	61
	N. Bayshore	0	0	0	-(22)	-(12)	0	0	0	-(34)	-74
	Rengstorff	0	29	49	35	269	13	0	33	428	929
	San Antonio	0	1	3	1	1	6	1	0	13	28
	Stierlin	3	15	3	7	91	269	25	0	413	896
	Sylvan-Dale	0	0	45	199	65	0	23	8	340	738
	Thompson	0	12	0	0	0	1	0	0	13	28
	Whisman	0	96	3	22	22	240	34	46	463	1,005
	<i>Total Units</i>	-(3)	175	114	520	451	556	486	131	2,430	5,273
	<i>Projected Population Increase</i>	-7	380	247	1,128	979	1,207	1,055	284	5,273	

( ) Indicate demolition of former housing units.

Population projections are based on an average of 2.17 persons per household (ABAG, Projections '87), and 100 percent occupancy.

**TABLE A-5. VACANT LAND ZONED RESIDENTIAL**

<u><i>Zoning/ Permitted Housing Type</i></u>	<u><i>Number of Acres</i></u>	<u><i>Density Range (Units Per Acre)</i></u>	<u><i>Availability of City Services</i></u>	<u><i>Dwelling Unit Capacity</i></u>
Single-Family including Manufactured Housing (See Note 1, below)	47.1	3.3 to 5.4	Not a constraint	155 to 254
Multiple-Family	72.1	12 to 51	Not a constraint	865 to 3,671
Mobile Homes (See Note 2, below)	None	--	--	--
Emergency Shelter or Transitional Housing (See Note 3, below)	None	--	--	--
Currently Non-Residential (See Note 4, below)	291.0	5 to 40	Not a constraint	2,639
Other	--	--	--	--
<b>Total</b>	<b>410.2</b>	<b>--</b>	<b>--</b>	<b>3,659 to 6,564</b>

Source: City of Mountain View Building Permit Records as of January 1, 1990.

**Notes:**

1. Manufactured housing is allowed in any Single-Family Zone with Site Plan and Architectural approval.
2. No new Mobile Parks are assumed within the time frame of the Plan.
3. The city is exploring the feasibility of a mobile facility.
4. See Table A-3 for a detailed list of potential residential redevelopment sites.



**Table A-6**  
**Assisted Housing in Mountain View**

<b>Name</b>	<b>Location</b>	<b>Number</b>	<b>Senior</b>	<b>Family</b>
Monte Vista Terrace	1101 Grant Road	150 units	X	
The Fountains	1965 San Ramon	124 units	X	
Central Park Apts.	90 Sierra Vista	148 units	X	
Mountain View Apartments	460 N. Shoreline	120 units	X	X
Villa Mariposa	1600 Villa	48 units		X
Tyrella Gardens	449 Tyrella Ave.	58 units		X
Fairchild Apts.	159 Fairchild St.	18 units		X
Sierra Vista I	1905 Hackett St.	34 units		X
San Veron Park	807 San Veron Ave.	32 units		X
Section 8 Vouchers	(privately owned apts)	<u>158 units</u>		X
	<b>Sub-Total</b>	<b>890 units</b>		
<b><i>Outside City Within Sphere of Influence</i></b>				
Navy Housing	550 Moffett	126 units		X
Navy Housing	(on base)	<u>589 units</u>		X
	<b>Navy Total</b>	<b>715 units</b>		
<b>Sphere of Influence</b>	<b>GRAND TOTAL</b>	<b>1625 units</b>		

# Appendix B.

## Housing Survey Results



## Appendix B: Housing Survey Results

June 20, 1990

Following are the results of the Housing Survey conducted in the March 1990 issue of The View, along with some interpretation of the results. The purpose of the survey was to gather useful and up-to-date information and opinions about housing in Mountain View, and the questions were thought out carefully. However, because of time exigencies, the survey was conducted through The View rather than via a scientific sample.

The reader should keep in mind, therefore, that a self-selection bias is at work in these results. First, the respondents are those who have enough interest in what is going on in the city to read the monthly newspaper published by the City. Secondly, those who took the time to answer are undoubtedly people who have some concerns about housing—concerns held strongly enough that they chose to take the time to complete the survey and mail it in. In short, the views expressed below are not necessarily shared by the general population; rather, they represent a subset who are concerned about what is going on in the city with respect to housing. The views expressed through the survey should be considered similar in value to those expressed by individuals or by interest groups who appear before the Environmental Planning Commission at the public hearings.

### **A     *Where Respondents Work***

Of 191 job locations listed, 30.9% of the respondents (59 persons) work in Mountain View, 52.9% (101) work outside of Mountain View, and 16.2% (31) are retired or do not work. About a third of employed Mountain View residents work in Mountain View; another third work in adjacent cities.

Retirees tend to be among those respondents who have lived longest in Mountain View, whereas those who work in Mountain View tend to be those who have lived in Mountain View the shortest period of time:

**Figure 1: Work Location by Length of Residence**

	<u>Lived in MV 5 years or less</u>		<u>Lived in MV 20 years or more</u>	
	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>
All Respondents	28.9%	52	21.1%	38
Retired; don't work	12.9%	4	<b>54.8%</b>	17
Work in Mtn. View	<b>39.0%</b>	23	15.0%	9



## Appendix B: Housing Survey Results

June 20, 1990

---

### ***B. Employees per Household***

More than half of the respondents (92 of 180) listed one worker per household. Among the 92 one-worker households, 33.7% (31) are renters, and 66.3% (61) are owners. By contrast, among the 69 two-worker households, owners and renters are equally divided, 34 versus 35. The 161 responses from those residences where at least one person is employed have a total of 234 full-time workers, or an average of 1.45 workers per household.

Newer residents tend to have more workers per household than residents who have lived in Mountain View for a longer time. A general profile emerges in which newcomers (those who have lived in Mountain View five years or less) are households with two or more workers. By contrast, long-time residents (those who have lived in Mountain View 20 years or more) tend to be one-worker households (or retired, as noted in Figure 1 above).

**Figure 2: Number of Workers in Household, by Length of Residence**

	<u>Lived in MV 5 years or less</u>		<u>Lived in MV 20 years or more</u>	
	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>
All Respondents (180)	28.9%	52	21.1%	38
1-worker in the				
household (92)	20.6%	19	23.9%	22
2 or more workers				
in the household (69)	44.9%	31	10.0%	7

Almost half of the survey respondents have lived in Mountain View more than 10 years, including 40% of the renters who responded.

### ***C. When Respondents Came to Mountain View***

Of the 180 who answered, 84 (46.7%) have lived in Mountain View 10 or more years, 44 (24.4%) have lived here 6–10 years, and 52 (28.9%) moved to Mountain View in the last five years.

Of those 84 who have lived in Mountain View 10 or more years, only 26.2% (22) work in Mountain View. By contrast, of the 52 who have lived in Mountain View five years or less, 44.2% (23) work in Mountain View.



## Appendix B: Housing Survey Results

June 20, 1990

Of the 81 who replied (in Question M) that they perceived a negative change in their neighborhood, 50% (41) have lived in Mountain View 10 or more years, and 28.4% (23) have lived here 6–10 years. Of the 45 who responded (in Question M) that they saw a positive change in their neighborhood, 37.7% (17) have lived in Mountain View less than five years.

### **D. Years in Present Residence**

About half of those who answered the survey have lived in their present residence five years or less (92 = 51.1%), and half have lived there five years or more (87 = 48.3%). It appears that owners who responded stay in a given residence longer than do renters. However, renters are not an unstable lot. Nearly a quarter of those who have stayed in their present residences five years or more are renters (20 ÷ 87 = 23%).

**Figure 3: Number of Years in Present Residence, by Own/Rent**

	<u>Lived in Home 5 Years or Less</u>		<u>Lived in Home More Than 5 Years</u>	
	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>
All Respondents (180)	51.1%	92	48.3%	87
Own (111)	39.6%	44	60.4%	67
Rent (69)	69.6%	48	29.0%	20

### **E. Own or Rent?**

Of the 180 who replied, 61.7% (111) are homeowners and 38.3% (69) are renters. Single-family homeowners who answered the survey number 80, or 44.4%; those who own townhouses or condominiums number 24, or 13.3%; there were seven mobile home owners (3.9%); 19 who rent houses (10.6%); and 50 (27.8%) who rent townhouses, condominiums, or apartments.

Of renters responding to the survey, more than 40% plan to remain renters. Of the 69 who rent, 11 (16%) plan to buy a home; 30 (43.5%) do not plan to buy.

A high percentage of the respondents who work in Mountain View, almost 60%, are renters. In general, those employed in Mountain View tend to be renters; those who are retired or who work outside of Mountain View tend to be homeowners, as shown by the following table:

## Appendix B: Housing Survey Results

June 20, 1990

**Figure 4: Own/Rent by Location of Workplace**

	<u>Rent</u>		<u>Own</u>	
	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>
All Respondents (180)	38.3%	69	61.6%	111
Work in MV (59)	<b>57.6%</b>	34	42.3%	25
Work Elsewhere (100)	34.0%	34	<b>66.0%</b>	66
Retired (31)	19.4%	6	<b>80.6%</b>	25

Apparently, opportunities to buy single-family detached homes were better before 1980, whereas opportunities to buy townhouses and condominiums were relatively better after 1980, as shown by the following table:

**Figure 5: Own or Rent, by Length of Residence**

	<u>Came to MV 1980 or Before</u>		<u>Came to MV 1981 or Later</u>	
	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>
All Respondents (180)	50.0%	90	50.0%	90
All Owners (111)	55.9%	62	44.1%	49
<i>Own Single-family (80)</i>	<b>61.2%</b>	49	<b>38.8%</b>	31
<i>Own TH/Condo (24)</i>	33.3%	8	<b>66.7%</b>	16
All Renters (69)	40.6%	28	<b>59.4%</b>	41
Rent House (19)	47.4%	9	52.6%	10
Rent TH/Condo/Apt (50)	38.0%	19	62.0%	31

### **F. First House?**

Of 111 homeowners responding, 59 (53.2%) are in their first home.

### **G. Renters' Plans to Purchase**

Of 69 renters replying, 30 (43.5%) do not plan to buy a home. An almost equal number (27, = 39.1%) plan to buy a home; however, 11 of those 27 (40.7%) plan definitely not to buy in Mountain View. The survey did not ask the reasons behind these choices.

#### *H. Choice in Type and Price of Housing in Mountain View*

Of 180 respondents, 71 (39.4%) felt Mountain View offers sufficient choice in type and price of housing; however, only 11 of those 71 (15.5%) were renters. Half of the 71 came to Mountain View in the 1980s, and half before 1980.

Just over half of those answering the survey (92, = 51.1%) felt that Mountain View does not offer sufficient choice in type and price of housing. Of the 92 who replied this way, 56 (60.9%) are renters, and 36 (39.1%) are homeowners.

Looked at another way, of the 111 homeowners who replied, 60 (54.1%) felt Mountain View offered adequate choice in housing; 36 (32.4%) disagreed. Of the 69 respondents who are renters, 11 (15.9%) felt Mountain View offered adequate choice in housing; 56 (81.2%) disagreed; i.e., over 80% of the renters felt there is not an adequate choice of housing.

#### *I. Reasons for Living in Mountain View*

The biggest group (45%) live in Mountain View to be close to their jobs. The next biggest reason for locating in Mountain View is affordability. Two-thirds of the respondents citing this reason moved to Mountain View before 1980, suggesting that people are finding housing less affordable now than in the past.

Eighty-one persons (45% of the 180 respondents) chose Mountain View for their home in order to be closer to their jobs. Of those 81, 74 also replied with information on where they work: 28 (37.8%) work in Mountain View, 23 (31.1%) work in immediately adjacent Palo Alto or Sunnyvale, and 23 work in San Jose, Santa Clara, and elsewhere. The 81 who chose Mountain View to be closer to their jobs are almost evenly split among owners (39) and renters (42) as well as between those who arrived in 1980 or before (39) versus those who arrived after 1980 (42). A significantly higher percentage of renters (61%) than owners (35%) live in Mountain View to be closer to their jobs. The owners tend to work in more varied locales.

Sixty (a third of the 180 respondents) came to Mountain View for affordable housing—or to get more house for the money. Of those 60, 10 rent (=16.7%) and 50 own their homes (= 83.3%). More of those who came seeking affordability came before 1980 than after: 39, or 65% before 1980, versus 21, or 35% after 1980.



**J. Major Housing Problems in Mountain View**

The biggest problem mentioned is the cost of housing, especially ownership housing. The top three problems listed by respondents relate to affordability or availability. The next listed problem, cited by 16% of respondents, is lack of family housing. Problems with too many apartments or too much high density housing is noted by only 12% of respondents. The general condition of housing in Mountain View appears to be pretty good with only 8% noting poor design as a problem, 4% citing problems with maintenance of rentals, and only 2% noting problems with age of housing in Mountain View.

The high cost of housing is the problem identified by the majority of those who answered the survey. Of 364 answers (multiple answers per respondent), nearly half (177 = 48.6%) mentioned high rents or scarcity of low cost housing for rent or purchase. The 177 are almost equally divided among owners (86) and renters (91), as well as being equally divided between those who came to Mountain View before 1980 (88) and those who came after (89). This indicates the problem has existed for some time and affects owners and renters, current owners, and potential owners.

Lower on the scale of concern, but still important, were three problems listed that relate to maintaining a single-family character in the community. Seventy-two responses (19.8%) listed as major problems: not enough housing for families, threats to historic and older housing, and too many apartments, condominiums, or high density housing. Those 72 replies came 75% from owners and 25% from renters. Forty of the respondents (55.6%) came to Mountain View before 1980; 32 (44.4%) moved to Mountain View after 1980.

**Figure 6: Eight Problems Mentioned Most**

1. Scarcity of low cost housing for purchase	(77, = 42.8%)
2. High rents or costs (lack of affordable housing)	(69, = 38.3%)
3. Scarcity of low cost housing for rent	(31, = 17.2%)
4. Not enough housing for families	(29, = 16.1%)
5. Threat to historic and older buildings	(22, = 12.2%)
6. Too many apartments, condos; high density housing	(21, = 11.7%)
7. Poor condition	(19, = 10.6%)
8. Lack of housing for the elderly	(18, = 10.0%)

## K. *Housing Recommendations for Mountain View*

Offering recommendations on housing, the greatest number of respondents (30%) suggested building more affordable housing, followed by 11% suggesting rent control or other actions to lower rents. Ten percent of the respondents suggested enforcing and strengthening ordinances dealing with housing. (The city currently regulates building size and location on the property and front yard parking and storage visible from the street.) Ten percent of the respondents also suggested a program of assistance to first time home buyers.

Of the solutions offered for what to do about housing in Mountain View, 72 (35.6%) addressed affordability: 54 said build more affordable housing, and 18 said assist first-time home-buyers. The 72 suggestions came equally from owners (35) and renters (37); 32 responses (44.4%) came from persons who moved to Mountain View before 1980, and 40 (55.6%) came from post-1980 arrivals.

Forty-three responses (21.3%) addressed growth management, as follows: 16 suggested maintaining single-family areas with strict zoning; 16 called for growth control; and 11 advised against building any more apartments or condominiums. These 43 responses came 79% from owners and 21% from renters. They were evenly split between those who came to Mountain View before 1980 (22) and those who came after (21).

**Figure 7: Eight Suggestions Most Often Mentioned**

1. Build more affordable housing	(54, = 30.0%)
2. Rent control/lower rents	(20, = 11.1%)
3. Enforce/strengthen existing ordinances and codes	(18, = 10.0%)
4. Provide assistance/incentives to first-time home-buyers	(18, = 10.0%)
5. Maintain/increase areas for single-family homes by zoning	(16, = 8.9%)
6. Control growth	(16, = 8.9%)
7. Provide assistance/incentives to refurbish older homes	(14, = 7.8%)
8. Don't build more apartments or condominiums	(11, = 6.1%)

Of interest is the relatively low response on some issues. Controlling growth was suggested by 16 of the 180 respondents (9%), stopping construction of apartments and condominiums by 11 people (6%), and more housing for the homeless by only 4% of the respondents. Only 2 people suggested relaxing the limits on home additions.

## Appendix B: Housing Survey Results

June 20, 1990

### **L. Changes Observed in the Neighborhood, and M. Whether Changes Were Good or Bad**

Question L asked: "Think about your neighborhood since you have lived in your present house. What changes have you observed?" The respondent had the opportunity to write in two observed changes. Question M then asked, "With respect to the change you listed as number 1 above, do you consider that change to be good, bad, or neutral?"

More people responded with problems — changes that were "bad" as opposed to changes that are "good." However, about one-third of those expressing comments felt the changes in their neighborhood were good. In fact, the single greatest number of responses (26 respondents, 14%) noted the largely positive changes of home repair and remodeling. The second highest number of responses noted the problem of increased traffic in neighborhoods (19 responses, 11%). Growth of multi-family developments and of housing in general filling up open space were noted as problems, but in both cases by less than 10% of respondents. Notably few people commented on crime problems (4%), noise (3%), number of vehicles parked (2%), too many people moving in (2%), or an increasing number of rented homes (2%).

Following is a short list of changes observed, along with whether they were viewed as good, bad, or neutral:

**Figure 8: Eight Changes Most Often Mentioned**

	<u>Total</u>	<u>Good</u>	<u>Bad</u>	<u>Neutral</u>
1. Homes are being repaired/remodeled	26	16	2	7
2. Traffic has increased	19	1	16	2
3. More apartments, condominiums, townhouses	16	4	10	2
4. Deteriorating appearance of houses and yards	15	2	12	1
5. Housing is filling up open space and vacant lots	14	4	4	4
6. Price of houses is going up	12	2	6	4
7. Rents are going up	10	0	7	3
8. Increase in crime, drug, gang problems	8	1	6	0
<i>Mean</i>	15.0	3.8	7.9	2.9

Of the eight changes listed above, one was considered positive, one was neutral, and six were seen as negative.

Owners and renters saw neighborhood changes about the same way. Of the 180 respondents, 81 (45%) listed neighborhood changes they perceived as "bad," and 45



## Appendix B: Housing Survey Results

June 20, 1990

---

(25%) listed changes they saw as "good." From cross tabulations with Question F, we were able to determine that of 111 homeowners, 51 (46%) listed neighborhood changes as "bad"; 31 (27.9%) listed changes as "good." By subtraction, of 69 renters responding, 30 (43.5%) listed neighborhood changes as "bad"; 14 (20.3%) listed changes as "good."

**Figure 9: Perception of Changes in Neighborhood**

	<u>Bad</u>		<u>Good</u>	
	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>
All Respondents (180)	45.0%	81	25.0%	45
Own (111)	46.0%	51	27.9%	31
Rent (69)	43.5%	30	20.3%	14

Generally, the more recently people moved into a neighborhood, the more positive they felt about their neighborhood.

### Conclusion

The View survey is not a scientific survey, but it is an indication from 180 residents who are interested enough in their neighborhood and community to take the time and effort to fill out and mail in this survey about what they feel are the important housing conditions that affect Mountain View. This information should be considered along with the other forms of public input, the public workshop, the public hearings, and letters, to help define the housing conditions and needs in the community.

The survey, with the number of responses to each question, follows.

□

- A. In what city do you work?
- 59 ☐ Mountain View  
19 ☐ San Jose  
7 ☐ Santa Clara  
17 ☐ Sunnyvale  
24 ☐ Palo Alto  
34 ☐ Other (Write in) \_\_\_\_\_  
31 ☐ Do not work; retired; or homemaker
- B. Including yourself, how many in your household are employed full time?
- 12 ☐ One  
65 ☐ Two  
Ø ☐ Three or more
- C. When did you first move to Mountain View?
- \_\_\_ ☐ (Write in year) \_\_\_\_\_  
 \_\_\_ ☐ Don't live in Mountain View
- D. How long have you lived in your present residence?
- (Number of years) \_\_\_\_\_
- E. Do you own or rent?
- 80 ☐ Own house (single-family detached)  
24 ☐ Own townhouse or condominium  
19 ☐ Rent house (single-family detached)  
 (Skip to Question G)  
50 ☐ Rent townhouse or condominium  
 (Skip to Question G)
- F. If you own, is this your *first* house?
- 59 ☐ Yes (Skip to Question H)  
49 ☐ No (Skip to Question H)
- G. If you rent, are you planning to purchase a house in the next two years?
- 4 ☐ Yes, in Mountain View  
12 ☐ Yes, but not necessarily in Mountain View  
11 ☐ Yes, but definitely not in Mountain View  
30 ☐ No  
11 ☐ Uncertain; don't know
- H. Does Mountain View offer you sufficient choice in type and price of housing?
- 71 ☐ Yes  
92 ☐ No
- I. What *one thing* made you decide to live in Mountain View?
- 60 ☐ Price (affordable; more house for the money)  
61 ☐ To be closer to my job  
30 ☐ The community facilities here (parks; schools; library)  
25 ☐ Other (Write in) \_\_\_\_\_

J. What are the two *major* housing problems in Mountain View? *Check only two.*

- 77 ☐ Scarcity of low cost housing for purchase
- 31 ☐ Scarcity of low cost housing for rent
- 18 ☐ Lack of housing for the elderly
- 5 ☐ Lack of housing for the handicapped
- 21 ☐ Not enough housing for families
- 9 ☐ Not enough housing for singles
- 13 ☐ High interest rates
- 69 ☐ High rents or costs (Lack of affordable housing)
- 22 ☐ Threat to historic and older housing
- 7 ☐ Lack of variety
- 15 ☐ Poor Design
- 1 ☐ Lack of amenities
- 19 ☐ Poor condition
- 3 ☐ Age (too old)
- 21 ☐ Other (Write in) \_\_\_\_\_
- ☐ Other (Write in) \_\_\_\_\_

K. What *one thing* would you recommend the City do regarding housing in Mountain View?

(Write in) \_\_\_\_\_

L. Finally, think about your neighborhood since you have lived in your present house. What changes have you observed?

- ☐  
1. \_\_\_\_\_
- ☐  
2. \_\_\_\_\_

M. Now, with respect to the neighborhood change you listed as number 1 above, do you consider that change to be—

- 47 ☐ Good
- 41 ☐ Bad
- 29 ☐ Neutral



# Appendix C: Housing Element Glossary

## Abbreviations

ABAG:	Association of Bay Area Governments
AFDC:	Aid to Families with Dependent Children
BMR:	Below-market-rate dwelling unit
CC&Rs:	Covenants, Conditions, and Restrictions
CDBG:	Community Development Block Grant
CHFA:	California Housing Finance Agency
CSO:	Community Service Officer
EDC:	Economic Development Commission
EPC:	Environmental Planning Commission
EIR:	Environmental Impact Report
FmHA:	Farmers Home Administration
GMI:	Gross Monthly Income
HCD:	Housing and Community Development Department of the State of California
HUD:	U.S. Dept. of Housing and Urban Development
PAAIRS:	Peninsula Area Information and Referral Service
PUD:	Planned Unit Development
SPAR:	Site Planning and Architectural Review
SRO:	Single Room Occupancy
UBC:	Uniform Building Code
UHC:	Uniform Housing Code

## Active Solar System

A system that uses a mechanical device, such as pumps or fans run by electricity in addition to solar energy, to transport air or water between a solar collector and the interior of a building for heating or cooling. (See "Passive Solar System.")

## Adverse Impact

A negative consequence for the physical, social, or economic environment resulting from an action or project.

## Affordable Housing

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

## Agency

The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

## Apartment

(1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a

single housekeeping unit.

## Architectural Control; Architectural Review

Regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of surrounding areas. A process used to exercise control over the design of buildings and their settings. (See "Design Review.")

## Article 34 Referendum

Article 34 of the Constitution of the State of California requires passage of a referendum by a two-thirds majority within a city for approval of any project which allocates for low-income households more than 51 percent of the units to be constructed.

## Assisted Housing

Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and *in lieu* fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. By January 1, 1992, all California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing by 2002.

## Below-market-rate (BMR) Housing Unit

Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. The U.S. Department of Housing and Urban Development sets standards for determining which households qualify as "low income" or "moderate income."

## Buildout; Build-out

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

## California Housing Finance Agency (CHFA)

A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

## Capital Improvements Program (CIP)

A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction.

The program generally is reviewed annually, for conformance to and consistency with the general plan.

**Caulking**

A waterproof compound or material used to stop up and make tight against leakage (as the cracks in a window frame).

**Census**

The official decennial enumeration of the population conducted by the federal government.

**City**

City, with a capital "C," generally refers to the government or administration of Mountain View. City, with a lower case "c" may mean any city, or may refer to the geographical area of a city (e.g., the city's housing supply.)

**Clustered Development**

Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

**Commercial**

Facilities for the buying and selling of commodities and services.

**Community Care Facility**

Elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care. (See "Congregate Care.")

**Community Development Block Grant (CDBG)**

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) and the State Department of Housing and Community Development (HCD). This grant allots money to cities and counties for housing and community development, through a competitive program. Jurisdictions set their own program priorities within specified criteria, as part of the competitive application process.

**Community Service Officer**

A uniformed member of the Police Department who attempts to obtain voluntary compliance with City codes and ordinances, but who has the authority to issue citations.

**Companion Unit**

(See "Second Unit.")

**Condominium**

A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Town-

house.")

**Congregate Care**

Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")

**Conservation**

The management of natural resources to prevent waste, destruction, or neglect. The state mandates that a Conservation Element be included in the general plan.

**Consistent**

Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

**Covenants, Conditions, and Restrictions (CC&Rs)**

A term used to describe restrictive limitations which may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Criterion**

A standard upon which a judgment or decision may be based. (See "Standards.")

**Cumulative Impact**

As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

**Density**

The number of permanent residential dwelling units per acre of land. All densities specified in the Housing Element are expressed in units per net developable acre. (See "Developable Acres, Net.")

**Density Bonus**

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California's housing laws, a housing development that provides 20% of its units for lower income households, or 10% of its units for very low-income households, is entitled to a density bonus.

**Density, Control of**

A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction



between residential districts.

**Design Review; Design Control**

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. "Design Control" requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. "Design Review" usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. (See "Architectural Control.")

**Developable Acres, Net**

The portion of a site which can be used for density calculations. Public or private road rights-of-way are not included in the net developable acreage of a site.

**Developable Land**

Land which is suitable as a location for structures and which can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Developer**

An individual who or business which prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

**Development**

The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

**Development Fee**

(See "Impact Fee.")

**Discourage, v.**

To advise or persuade to refrain from.

**Duplex**

A detached building under single ownership which is designed for occupation as the residence of two families living independently of each other.

**Dwelling Unit**

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent house-keeping unit, occupied or intended for occupancy by

one family on a long-term basis.

**Economic Development Commission (EDC)**

The City's agency charged with seeking economic development projects and economic expansion at higher employment densities.

**Elderly Housing**

Typically one- and two-bedroom apartments designed to meet the needs of persons 62 years of age and older, and restricted to occupancy by them.

**Emergency Shelter**

The immediate and short-term provision of shelter and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

**Encourage, v.**

To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

**Enhance, v.**

To improve existing conditions by increasing the quantity or quality of beneficial uses.

**Environment**

CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."

**Environmental Impact Report (EIR)**

A report required of general plans by the California Environmental Quality Act and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

**Environmental Planning Commission (EPC)**

A seven-member body created by the City in compliance with California law (Government Code §65100) which requires the assignment of the planning functions of the city to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

**Exaction**

A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

**Executive Housing**

Quality housing designed to encourage the management and professional personnel of businesses locating or expanding in the city to live in the city. (See "Jobs/Housing Balance.")



#### **Fair Market Rent**

The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

#### **Family**

1. Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. 2. An individual or a group of persons living together who constitute a *bona fide* single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

#### **Farmers Home Administration (FmHA)**

A federal agency providing loans and grants for improvement projects and low-income housing in rural areas.

#### **Feasible**

Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

#### **Finding(s)**

The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

#### **General Plan**

A compendium of the City's policies regarding its long-term development, in the form of a Land Use and Circulation map and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council. In California, the General Plan has 7 mandatory elements: Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety. The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."

#### **Goal**

A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

#### **Golden Triangle**

Originally named for the triangle of Silicon Valley bordered by State Highway 237 on the north, State Highway 101 on the southwest, and Highway 880 on the east, a task force whose member cities include Mountain View, Milpitas, Palo Alto, San Jose, and Sunnyvale. The goal of the task force is to address transportation problems and jobs/housing balance on a sub-regional and cooperative basis among the member cities.

#### **Guidelines**

General statements of policy direction around which specific details may be later established. The

California Department of Housing and Urban Development has published guidelines for the preparation of housing elements.

#### **Handicapped**

A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

#### **Home Occupation**

A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

#### **Homeless**

Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, §65583(c)(1), requires all cities and counties to address the housing needs of the homeless. (See "Emergency Shelter" and "Transitional Housing.")

#### **Housing Authority**

The Housing Authority of Santa Clara County, which operates the Federal Section 8 Rental Assistance program throughout Santa Clara County.

#### **Household**

All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

#### **Householder**

The head of a household.

#### **Households, Number of**

The count of all year-round housing units occupied by one or more persons. The concept of *household* is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

#### **Housing and Community Development Department of the State of California (HCD)**

The State agency principally charged with assessing whether, and planning to insure that, communities meet the housing needs of low- and moderate-income households.

#### **Housing and Urban Development, U.S. Department of (HUD)**

A cabinet-level department of the federal government

which administers housing and community development programs.

#### Housing Element

Article 10.6 of the California Government Code requires each city and county to prepare and maintain a current Housing Element as part of the community's General Plan in order to attain a statewide goal of providing "decent housing and a suitable living environment for every California family." Under State law, Housing Elements must be updated every five years.

#### Housing Unit

The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a co-operative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit," "Family," and "Household.")

#### Hotel

A structure in which there are five (5) or more guest rooms or suites where lodging with or without meals is provided for compensation and where no provision is made for cooking in any individual guest room or suite.

#### Impact

The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

#### Impact Fee

A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, *et seq.*, specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

#### Implementation

Actions, procedures, programs, or techniques that carry out policies.

#### Improvement

The addition of one or more structures or utilities on a vacant parcel of land.

#### Infill Development

Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.

#### Infrastructure

Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

#### Issues

Important unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, objectives, policies, plan proposals, and implementation programs.

#### Jobs/Housing Balance; Jobs/Housing Ratio

The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

#### Land Banking

The purchase of land by a local government for use or resale at a later date. "Banked lands" have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers.

#### Land Use

The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

#### Land Use Classification

A system for classifying and designating the appropriate use of properties.

#### Land Use Element

A required element of the General Plan which uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

#### Land Use Regulation

A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

#### Linkage

A program designed to offset the impact of employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent *in-lieu* fee. The linkage program must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing.

#### Lot

(See "Site.")

#### Low-Income Household



A household with an annual income of no more than 80 percent of the County median household income by household size, as determined by a survey of incomes conducted by the City or by County, or in the absence of such a survey, based on the latest available findings for the County as provided by the U.S. Department of Housing and Urban Development (HUD). (See "Very Low-income Household.")

**Maintain, v.**

To keep in an existing state. (See "Preserve, v.")

#### **Manufactured Housing**

Houses which are constructed entirely in the factory, and which since 1976 have been regulated by the federal Manufactured Home Construction and Safety Standards under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

**May**

That which is permissible.

**Metropolitan**

Of, relating to, or characteristic of a large important city.

**Minipark**

Small neighborhood park of approximately one acre or less.

**Mitigate, v.**

To ameliorate, alleviate, or avoid to the extent reasonably feasible.

**Mixed-use**

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

**Mobile Home**

A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park under a lease with a minimum period of one year. (See "Manufactured Housing" and "Modular Unit.")

**Moderate-income Household**

A household with an annual income of between 80 and 120 percent of the County median household income by household size, as determined by a survey of incomes conducted by the County, or in the absence of such a survey, based on the latest available findings

for the County as provided by the U.S. Department of Housing and Urban Development (HUD).

**Modular Unit**

A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. A modular unit does not have a chassis for future movement. (See "Mobile Home" and "Manufactured Housing.")

**Motel**

A structure in which there are five (5) or more guest rooms or suites where lodging with or without meals is provided for compensation. Quite often, provision is made for cooking in individual guest rooms or suites. (See "Hotel.")

**Multiple Family Building**

A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

**Must**

That which is mandatory.

**Necessary**

Essential or required.

**Need**

A condition requiring supply or relief. The City may act upon findings of need within or on behalf of the community.

**Neighborhood Unit**

According to one widely-accepted concept of planning, the neighborhood unit should be the basic building block of the city. It is based on the elementary school, with other community facilities located at its center and arterial streets at its perimeter. The distance from the school to the perimeter should be a comfortable walking distance for a school-age child; there should be no through traffic. Limited industrial or commercial would occur on the perimeter where arterials intersect. This was the model for American suburban development after World War II.

**Non-conforming Use**

A use which was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in con-



formance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

#### Objective

A specific statement of desired future condition toward which the City will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (§65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 1995" is an example of an objective.

#### Ordinance

A law or regulation set forth and adopted by a governmental authority, usually a city or county.

#### Outdoor Recreation Use

A privately owned or operated use providing facilities for outdoor recreation activities.

#### Parcel

A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

#### Passive Solar System

A system that distributes collected heat via direct transfer from a thermal mass rather than mechanical power. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling. (See "Active Solar System.")

#### Patio Unit

A detached single-family unit typically situated on a reduced-sized lot, which orients outdoor activity within rear or side yard patio areas for better utilization of the site for outdoor living space.

#### Planned Unit Development (PUD)

A description of a proposed development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and arrangement of all proposed uses and improvements to be included in the development.

#### Planning Area

The Planning Area is the land area addressed by the General Plan. Typically, the Planning Area boundary coincides with the Sphere of Influence which encompasses land both within the City Limits and potentially annexable land.

#### Policy

A specific statement of principle or of guiding actions which implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an action program. (See "Program.")

#### Poverty Level

As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index which provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

#### Precise Plan

As used in Mountain View, a document comprised of maps, data, text, and standards prepared for a limited area of the city and which serves as a bridge between the broad policies of the General Plan and the more immediate means of implementation. To that end, the Precise Plan may be adopted for the P-Planned Community district. A Precise Plan is not a Specific Plan and is not subject to State Government Code requirements for specific plans. (See "Specific Plan.")

#### Preserve, v.

To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain" and "Protect.")

#### Principle

An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. The State Government Code (§65302) requires that general plans spell out the objectives, "principles," standards, and proposals of the general plan. "Adjacent land uses should be compatible with one another" is an example of a principle.

#### Program

An action, activity, or strategy carried out in response to adopted policy to achieve a specific objective. Policies and programs establish the "who," "how," and "when" for carrying out the "what" and "where" of goals and objectives.

#### Protect, v.

To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance" and "Preserve.")

#### Recognize, v.

To officially (or by official action) identify or perceive a given situation.

#### Recreation, Active

A type of recreation or activity which requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

#### Recreation, Passive

Type of recreation or activity which does not require the use of organized play areas.

#### Rehabilitation

The repair, preservation, and/or improvement of substandard housing.

**Regional**

Pertaining to activities or economies at a scale, and affecting a broad homogeneous area, greater than that of any one city or county.

**Regulation**

A rule or order prescribed for managing government.

**Residential**

Land designated in the City's General Plan and zoning ordinance for buildings consisting only of dwelling units. May be vacant or unimproved. (See "Dwelling Unit.")

**Residential, Multiple Family**

Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-Family**

A single dwelling unit on a building site.

**Resources, Non-renewable**

Refers to natural resources, such as fossil fuels and natural gas, which, once used, cannot be replaced and used again.

**Restore, v.**

To renew, rebuild, or reconstruct to a former state.

**Restrict, v.**

To check, bound or decrease the range, scope, or incidence of a particular condition.

**Retrofit, v.**

To add materials and/or devices to an existing building or system to improve its operation or efficiency.

**Rezoning**

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Risk**

The danger or degree of hazard or potential loss.

**Second Unit**

A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat," and "Companion Unit" in Mountain View.

**Section 8 Rental Assistance Program**

A federal (HUD) rent-subsidy program which is the main source of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Senior Housing**

(See "Elderly Housing.")

**Seniors**

Persons age 62 and older.

**Setback**

The distance between the property line and any structure.

**Shall**

That which is obligatory or necessary.

**Shared Living**

The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

**Should**

Signifies a directive to be honored if at all possible.

**Significant Effect**

A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

**Single-family Dwelling, Attached**

A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

**Single-family Dwelling, Detached**

A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

**Single Room Occupancy (SRO)**

A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

**Site**

A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

**Specific Plan**

Under Article 8 of the Government Code (§65450 *et seq.*), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s).

**Sphere of Influence**

The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo)



of the County.

#### Standards

(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (§65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions—for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

#### Structure

Anything constructed or erected which requires location on the ground (excluding swimming pools, fences, and walls used as fences).

#### Subregional

Pertaining to a portion of a region.

#### Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code or a community apartment project as defined in Section 11004 of the Business and Professions Code.

#### Subdivision Map Act

Division 2 (Sections 66410 *et seq*) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

#### Subsidize, v.

To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

#### Substandard Housing

Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

#### Substantial

Considerable in importance, value, degree, or amount.

#### Townhouse; Townhome

A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association. (See "Condominium.")

#### Transitional Housing

Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

#### Undevelopable

Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

#### Uniform Building Code (UBC)

A national, standard building code which sets forth minimum standards for construction.

#### Uniform Housing Code (UHC)

State housing regulations governing the condition of habitable structures with regard to health and safety standards and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

#### Urban Design

The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

#### Urban Open Space

The absence of buildings or development, usually in well-defined volumes, within an urban environment.

#### Urban Sprawl

Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

#### Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City's zoning ordinance and General Plan land use designations.

#### Use, Non-conforming

(See "Non-conforming Use.")



**Use Permit**

The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

**Vacant**

Lands or buildings which are not actively used for any purpose.

**Variance**

A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

**Very Low-income Household**

Very low-income households are those earning less than 50% of the County median income by household size, as determined by a survey of incomes conducted by the City or by the County, or in the absence of such a survey, based on the latest available findings for the County as provided by the U.S. Department of Housing and Urban Development (HUD). (See "Low-income Household.")

**Zero Lot Line**

A detached single-family unit distinguished by the location of one exterior wall on a side property line.

**Zoning**

The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

**Zoning Bonus**

(See "Zoning, Incentive.")

**Zoning District**

A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

**Zoning Enforcement Officer**

A non-uniformed member of the Planning Department who enforces the City's zoning ordinance by citing violations and issuing orders to cease and desist.

**Zoning, Incentive**

The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits—such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level—are included in a project.

**Zoning Map**

Government Code §65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best

suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map. □



# Appendix D: Guide to Housing Goals, Policies, Programs, and Implementation

Revised October 16, 1990

<u>Goals</u>	<u>Policies</u>	<u>Programs</u>	<u>Short</u>	<u>Target</u>	<u>Implementing Body<sup>1</sup></u>					
			<u>Name</u>	<u>Year</u>	<u>CC</u>	<u>CM</u>	<u>PD</u>	<u>PW</u>	<u>PC</u>	<u>Other</u>
<b>HOUSING VARIETY</b>										
1	a, b	1	land inventory	90			PD			
1	a, d	2	higher density sites	90			PD			
1	a, d	3	housing and transit	90			PD			
2	a	4	condo conversion ordinance	90			PD			
3	d	5	mobile home park category	91	CC		PD		PC	
1, 2	a, d, e	6	manufactured housing	90	CC		PD			
1, 2	a, b, d	7	sf small lot guidelines	90			PD			
2	c	8	1st-time buyers/public employees	95	CC		PD			
2, 7	c	9	public land inventory/ BMRs	90			PD			
1, 2	b	10	promote infill	90	CC					PC
1	a, c, d, e	11	amend zoning map	92	CC		PD			PC
1, 2, 7	a, c	12	second units: revise Z. O.	93	CC		PD			PC
2, 4, 7	c, m	13	density bonus: revise Z. O.	91	CC		PD			PC
2, 4	h	14	encourage 470 units/year	90			PD	PW		PC
2	f	15	at-risk housing: loans, grants	91	CC		PD			
2	f	16	Congress re MRBs, MCCs	90	CC		PD			
2	f	17	local preservation ordinance	92	CC		PD			PC
<b>HOUSING OPPORTUNITY</b>										
7	g, h	18	encourage non-profits	90			PD			
4, 7	g, h	19	support, fund planning dept	90			PD			
4, 7	g	20	50% of CDBG for housing	90			PD			
4, 6, 7	h, m, p	21	SROs	91			PD			
4, 7	g, m	22	rehab with CDBG funds	90			PD			
2, 4, & 7	g	23	revitalization to encourage affordable housing	95			PD			RC, RA
5	l	24	discrimination complaints	90	CC		PD			
4, 5	j	25	mediation	90			PD			
7	h	26	relate land to BMR needs	90			PD			
7	g, m	27	leverage CDBG funds	90			PD			
2, 4, 7	g	28	reuse City-acquired housing	90			PD			



# Appendix D: Guide to Housing Goals, Policies, Programs, and Implementation

Revised October 16, 1990

2, 7	k, l	29	use non-profits for BMRs	92	CM	PD		HA
1, 2, 7	g, l	30	developer agreements	92	CC	CM	PD	CA
4, 7	g, k, l, m	31	promote use of Section 8	90				HA
6	n	32	homeless & crisis statistics	90	CC		PD	PC
6	n	33	specify shelter sites	90			PD	
7	n	34	fund Emerg. Housing Consortium	90	CC		PD	
2, 6, 7	c, n	35	fast track for affordable & emergency housing	90	CC		PD	
6	n	36	joint task force on homeless	90	CC			
7	o	37	linkage mitigations	90			PD	
4, 5, 7	p	38	senior housing	90			PD	
5, 7	g, p, q	39	Nbhd/Housing Trust Fund	90			PD	
2, 4, 5, 7	c, p	40	waive fees for senior/affordable housing	90		CM	PD	PW Finance Dept

## HOUSING QUALITY

8	r	41	solar heating	92			PW	
8	r	42	solar access ordinance	92			PD	
8	t, u	43	identify rehab areas	90			PD	
8	t, u	44	rehab non-conforming units	90			PD	
8	t, u	45	rehab for middle income	90			PD	
8, 9	v	46	public areas; enforce codes	90				PR, BD
9	v	47	design compatibility	90			PD	PC
8, 9	t, u, v	48	rehab/redevelop older apts	93			PD	
8, 9	v	49	support nbhd associations	90			PD	
8, 9	w	50	efficient permit approval	90	CC		PD	PC BD
8	v, w	51	inspect sf rental housing	92			PD	
9	x	52	modular housing criteria	90			PD	

### Notes:

<sup>1</sup>BD: Building Department CA: City Attorney CC: City Council CM: City Manager HA: Housing Authority  
PC: Planning Commission PD: Planning Department PW: Public Works RA: Revitalization Authority Board of Directors RC: Revitalization Committee PR: Parks & Recreation Department

**Appendix E: Guide to HCD Recommendations & Mountain View Revisions**  
Mon, Oct 22, 1990

---

<b>HCD Comment</b>	<b>Where Found in EPC Draft</b>
A. 1. Expand analysis of emergency shelter.	Pages 21–24 (Homelessness, Transitional Housing, Emergency Shelters, SROs).
Are shelters or transitional housing provided now?	Bottom page 22, and fourth paragraph, page 23.
Identify unmet need.	Middle of page 22.
Expand Action Program 27.	Page 54.
2. Clarify whether housing sites acquired by City are included in the Land Inventory.	See “Landbanking,” page 14.
3. Analyze the City’s land use controls and code enforcement procedures as to potential and actual constraints on developing, improving, or maintaining housing for all income levels.	See Park Land Dedication Fees, page 39.
Multi-unit rental inspection program.	See Policy H, page 11.
Townhouse Design Guidelines.	See page 37.
Requirements for solar heating.	Added discussion on page 41. Also see Action program 30, page 57.
B. 1. Establish quantified objectives.	This has been done in Part II, pages 42–61, for Action programs 3, 6, 6a, 8, 10, 11, 12a, 12b, 12c, 14, 18, 20, 21, 22, 23, 27, 29a, 29b, 30, 32, and 33.
Number of affordable units using CDBG funds under Action program 14.	Page 49.

Infill lots, Action program 8. Page 45.

Quantified need for units which can't be met without redesignating land for specific housing types, Action Program 18. Page 51.

Mobile homes conserved under Action program 4. Page 44.

- C. 1. Schedule of program actions which the City will implement by 1995. Give time frame and responsible official. Consistently stated throughout Part II (pp. 42-61) and in Appendix D.

Action Program 33. Page 59.

Action Program 35 is too vague. Page 60.

Remove governmental constraints on developing, improving, or maintaining housing for all income levels for the following:

Solar heating requirements could exempt affordable housing. Action program 30, page 57.

Inventory of affordable units "at risk." Pages 25-26. Also see Action programs 12a and 12c, p. 47.

Implement State density bonus law. Action program 11, page 46. □





U.C. BERKELEY LIBRARIES



C124909331

